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**POPULATION and
HOUSING ELEMENT**

CITY OF OCEANSIDE, CALIFORNIA

INSTITUTE OF GOVERNMENTAL
STUDIES

JUN 9 1977

UNIVERSITY OF CALIFORNIA



POPULATION and HOUSING ELEMENT

CITY OF OCEANSIDE, CALIFORNIA

City planning
Population

Housing Surveys

Oceanside

Prepared by:

Planning Department
City of Oceanside
September, 1975

Approved by:

Planning Commission
City of Oceanside
September 15, 1975
Resolution No. 75-P60

Adopted by:

City Council
City of Oceanside
October 8, 1975
Resolution No. 75-183

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September, 1975

Honorable Mayor and City Council
Chairman and Members of the
Planning Commission

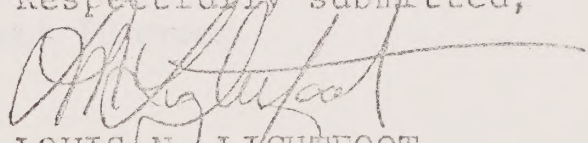
SUBJECT: Letter of transmittal for
Population and Housing Element

The Planning Staff is pleased to submit for your consideration the Population and Housing Element of the City of Oceanside. This document meets all the State legal requirements for a Housing Element as set forth in Government Code Section 65302(c).

The Element incorporates data compiled by the Special Census of April, 1975, for analysis of population trends and housing conditions. The necessary background for further Housing Studies and Housing Assistance Plans is provided.

We sincerely hope that this document will aid the Planning Commission and City Council in their efforts to guide residential growth within the City of Oceanside.

Respectfully submitted,


LOUIS N. LIGHTFOOT
Planning Director

EMA:LNL:ld



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Introduction

The first part of the book is devoted to a general survey of the history of the subject, and to a discussion of the various methods which have been employed for its study.

The second part is devoted to a detailed study of the various methods which have been employed for the study of the subject, and to a discussion of the various results which have been obtained.

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CONTENTS

The first part of the book is devoted to a general survey of the history of the subject, and to a discussion of the various methods which have been employed for its study.

A working plan for the study of the subject is given in the first part of the book. The plan is based on the following principles: (1) The study of the subject should be based on a thorough knowledge of the history of the subject. (2) The study of the subject should be based on a thorough knowledge of the various methods which have been employed for its study. (3) The study of the subject should be based on a thorough knowledge of the various results which have been obtained.

CHAPTER 1

The first part of the book is devoted to a general survey of the history of the subject, and to a discussion of the various methods which have been employed for its study.

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Introduction

Every local government today is faced with the challenge to improve the living conditions of its residents.

Since 1942 (the first recorded Council action on prefabricated housing), the City of Oceanside has taken an active role in seeking solutions to its housing problems.

The first attempt at compiling data and analyzing housing trends was in the first Housing Element adopted in 1968. It is the intention of this report to update the previous Element and to provide the citizens of Oceanside, the City officials, the various local, regional and federal agencies and the housing industry, with the necessary information to evaluate Oceanside's housing needs and potentials.

AUTHORITY

The State of California, in Government Code Section 65302(c), requires a Housing Element of all City and County General Plans as follows:

"A housing element to be developed pursuant to regulations established under Section 37041 of the Health and Safety Code, consisting of standards and plans for the improvement of housing and for provision of adequate sites for housing. This element of the plan shall make adequate provision for the housing needs of all economic segments of the community."

The area of this Plan's jurisdiction is the incorporated limits of the City of Oceanside.

The major areas of concern in this report are:

1. Existing population and housing conditions
2. Trends
3. Action programs

RELATIONSHIP TO OTHER GENERAL PLAN ELEMENTS

Being an integral part of the General Plan, the Population and Housing Element seeks to reinforce and complement its counterparts.

Special consideration is given to providing adequate sites, minimizing negative impact on the environment, integrating development with proper circulation, respecting open and recreation spaces, providing public facilities and ensuring public services.

The Land Use Element is especially important in that it designates potential sites for housing construction within the City. These sites are determined in conjunction with the findings and recommendations of the Environmental Resource Management and Public Safety Elements. The Utilities section of the Land Use Element provides for adequate service to the proposed residential areas.

Coordination with the Circulation Element is essential to ensure adequate and appropriate access to neighborhoods, especially those designated for medium and high densities. Such areas should also be provided with access to mass transit lines and terminals.

The finding and recommendations of the Noise and Education and Recreation Facilities Elements must be considered in the establishment of environmentally safe and pleasant communities with all the necessary urban amenities.

DEFINITIONS

Population

Household -- A household includes all the persons who occupy a group of rooms or a single room which constitutes a housing unit (see definition of housing unit, below).

Median Education -- Based on the population aged 25 and over. Fifty percent of the population completed less than the median years while the other fifty percent completed more.

Percent High School Graduates -- Number of persons who completed high school or higher divided by the population age 25 or older.

Employment status -- Employed persons comprise all civilians 16 years old and over who were either (a) "at work" -- those who did any work at all as paid employees or in their own business or profession, or on their own farm, or who worked 15 hours or more as unpaid workers on a family farm or in a family business; or (b) were "with a job but not at work" -- those who did not work during the reference week but had jobs or businesses from which they were temporarily absent due to illness, bad weather, industrial dispute, vacation, or other personal reasons.

Unemployment -- The civilian labor force which is unemployed.

Income in 1969 -- Information on money income received in the calendar year 1969 was requested from persons 14 years old and over. "Total income" is the algebraic sum of the amounts reported separately for wage and salary income, nonfarm net self-employment income, farm net self-employment income, Social Security or railroad retirement income, public assistance or welfare income, and all other income. The figures represent the amount of income regularly received before deductions for personal income taxes, Social Security, bond purchases, union dues, medicare deductions, etc.

Median Income -- The amount which divides the distribution into two equal groups, one having incomes above the median and the other having incomes below the median. For families and unrelated individuals the median income is based on the

distribution of the total number of families and unrelated individuals, including those with no income.

Population Living in Poverty -- Poverty was defined using federal standards which take into account a number of factors including income and size of family.

Poverty status in 1969 -- Families and unrelated individuals are classified as being above or below the poverty level, using the poverty index adopted by a Federal Interagency Committee in 1969. This index provides a range of income cutoffs or "poverty thresholds" adjusted to take into account such factors as family size, sex and age of the family head, the number of children, and farm-nonfarm residence. The poverty cutoffs for farm families have been set at 85 percent of the nonfarm levels. These income cutoffs are updated every year to reflect the changes in the Consumer Price Index. The poverty threshold for a nonfarm family of four was \$3,743 in 1969. For a detailed explanation of the poverty definition, see Current Population Reports, Series P-23, No. 28, "Revisions in Poverty Statistics, 1959 to 1968."

Housing

Housing Unit -- A unit in which the occupants live and eat separately from any other persons in the structure and there is either direct access to the unit or complete kitchen facilities.

Persons Per Households -- Obtained by dividing the population in households by the number of household heads.

Overcrowded Housing -- Housing units which house more than 1.01 persons per room.

Median Contract Rent -- See median above. The monthly rent agreed upon or, for vacant units, the monthly dollar rent asked, regardless of any furnishings, utilities, or services that were included.

Median Housing Value -- See median above. The owner's estimate of how much the property would sell for on the current market or, in the case of vacant units, the asking price. Value was collected only for single family houses which were on lots of less than 10 acres and which did not include a business establishment on the premises. Values for cooperatives, condominiums, mobile homes and trailers were not tabulated.

Vacant Housing Units -- A housing unit is vacant if no one is living in it at the time of enumeration, unless its occupants are only temporarily absent. In addition, a vacant unit may be one which is occupied entirely by persons who have a usual residence elsewhere. New units not yet occupied are enumerated as vacant housing units if construction has reached a point where all exterior windows and doors are installed and final usable floors are in place.

Deteriorating Units -- Classified by observation in the 1975 Census and includes dilapidated units. Figures in this category are given for occupied units only.

CHAPTER 2

Goals and Objectives

The overall goal of the regulation and the City of Columbia is to

for the City of Columbia is to

"Provide the personal of decent, healthy and safe
housing for all."

In order to accomplish this goal, the City of Columbia will

provide the regulations that have been set forth in the regulation

of the City of Columbia and Housing Code, as follows:

1. To regulate and control the construction of buildings
in the City of Columbia in order to ensure the use of the materials and
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the construction of buildings in order to ensure the use of the materials and

2. To regulate the construction of buildings in order to ensure the use of the materials and
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CHAPTER 2

Goals and Objectives

The overall goal of the Population and Housing Element for the City of Oceanside is:

"Ensure the provision of decent, healthy and safe housing for all."

In order to accomplish this goal, the City of Oceanside will pursue the objectives that had been set forth with the adoption of the first Population and Housing Element in 1968:

1. To acquire and maintain accurate statistical data on the changing population of our City in order to assure the use of our resources in their most efficient and effective manner to provide for orderly growth and development;
2. To establish a projected pattern of residential densities, and to provide for a continuing review of the ordinances of the City governing residential development in order to assure land use policies that will encourage the eventual achievement of such densities;
3. To gain insight into the problems confronting the housing industry in its efforts to produce a sufficient number and range of new dwelling units to meet our growing needs, and to pursue policies that will encourage the production of adequate housing for all economic segments of our community.
4. To provide, through regulations and incentives, guidance in the qualitative improvement of site planning to promote the concept of visual attractiveness as well as land use efficiency.

ACTION POLICIES

For the purpose of improving housing conditions and providing adequate housing sites, the City of Oceanside will encourage and enforce the following policies.

STANDARDS FOR IMPROVING HOUSING CONDITIONS

1. ESTABLISH AND MAINTAIN UNIFORM MINIMUM STANDARDS FOR HOUSING.
 - A. Eliminate blight and prevent deterioration within existing neighborhoods throughout the City.
 - B. Provide inspection services for rental housing on a regular basis in older neighborhoods to insure code compliance.
 - C. Maintain the Uniform Building Code (structural, electrical, mechanical) as current as possible.
 - D. Update and enforce zoning and subdivision ordinances to reflect current design and construction practices.
 - E. Permit and encourage innovative design not only by cluster and planned residential and planned community development but by more flexible use of the standard zoning ordinances in residential zones.

2. SUPPORT LOCAL, STATE AND FEDERAL ACTIONS DESIGNED TO IMPROVE COMMUNITY HOUSING.
 - A. Support state legislation which would ultimately shift the burden of services from the property tax to more equitable sources of taxing.
 - B. Support local ordinance changes which would allow the use of urban redevelopment.
3. ACTIVELY PARTICIPATE IN A REGION-WIDE HOUSING PLAN AND HOUSING AUTHORITY.
4. COLLECT AND PROMULGATE NECESSARY DATA RELATING TO HOUSING.
 - A. Review housing, industrial and labor policies; materials costs; land use and building code regulations; technological innovations; land costs; and financing practices in order to seek methods of lowering overall construction costs and thereby make available new residential units to a large segment of the market.

PLANS FOR PROVIDING ADEQUATE SITES

1. PROTECT AND ENHANCE THE RESIDENTIAL NEIGHBORHOOD AND COMMUNITY ENVIRONMENT.
 - A. Restrict as appropriate housing development in all areas designated as open space.
 - B. Encourage residential development appropriate to the terrain in order to keep grading to a minimum.

C. Assure adequate usable open space, landscaping and facilities standards in all new developments, particularly higher density condominiums or planned residential developments.

D. Efficiently utilize residentially designated vacant lands.

E. Minimize urban sprawl.

2. MAINTAIN AN INVENTORY OF FUTURE SITES.

A. Assure conformance with natural amenities of each site.

B. Conform with all Elements of the General Plan.

C. Insure adequate provision of services to and from the sites.

CHAPTER 3

Population and Housing Statistics

This chapter compiles data from various sources, including the 1975 Special Census. It gives a comparative analysis of Oceanside as part of the State and as part of the San Diego region. Population and housing conditions in each planning area are further explored, analyzing the present status and future trends. An assessment of needs and an inventory of existing sites for future developments are included.

POPULATION CHARACTERISTICS

The Special Census of 1975 has placed the population of Oceanside at 55,267 persons. This figure represents 3.5% of the County population and 19.4% of the North County region (including Camp Pendleton). Since 1970, Oceanside's population increased by 14,773 or 36.5%. In comparison, the County has gained 16.6% and the five cities in North County (Carlsbad, Escondido, Oceanside, San Marcos and Vista) grew an average of 20%.

The present annual growth rate in Oceanside is 7.3%, which is an increase over the 1960 - 1970 annual rate of 6.2%. Based on an assumed steady growth rate of 7.0% annually, the population of Oceanside will reach 75,000 by 1980 and may exceed 125,000 by 1990.

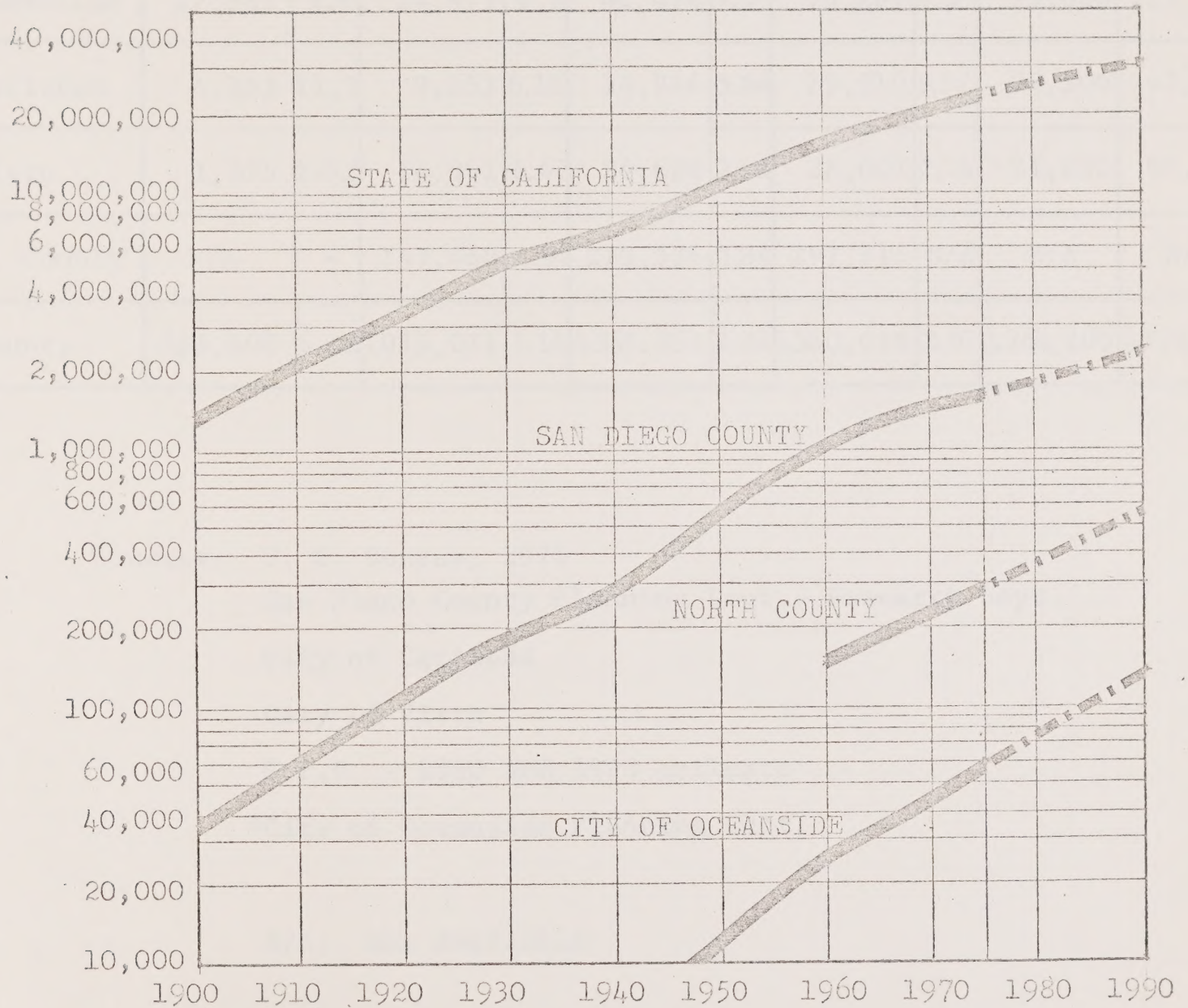
The Comprehensive Planning Organization (CPO), using an extremely low assumed growth rate (2.3%), arrived at much lower projections. According to CPO, by 1980, Oceanside's population will be 59,000, and by 1990, it will reach 71,500. The CPO projections

TABLE -- 1

COMPARATIVE POPULATION TRENDS

1900 to 1990

POPULATION



SOURCE: General Plan Report - San Diego
City of Oceanside Planning Department
Statistical Abstracts of the U. S., 1974

TABLE - 2

COMPARATIVE POPULATION GROWTH

REGIONAL

	1950	Ann. % Chg.	1960.	Ann. % Chg.	1970	Ann. % Chg.	1975	Proj. Ann. % Chg.	Project 1980	Project 1990
Oceanside	12,881	9.4	24,971	6.2	40,494	7.3	55,267	7.0	75,000*	125,000*
Carlsbad	4,383	11.1	9,253	6.15	14,944	5.84	19,310	9.52	28,500	42,000
Vista	1,075	129.5	14,992	6.47	24,688	2.68	28,001	2.14	31,000	35,300
N. County	N/A	-	147,468	4.94	220,326	5.84	297,716	N/A	N/A	N/A
County	556,808	8.55	1,033,011	3.14	1,357,854	3.32	1,560,038	2.67	1,768,200	2,222,900

Sources: U. S. Census, 1970

San Diego County Planning Dept., Research Dept.

City of Carlsbad

City of Vista

C.P.O. - 1980 and 1990 estimate

*City of Oceanside Planning Dept.

N/A: Not Available

TABLE - 3

COMPARATIVE POPULATION CHARACTERISTICS

REGIONAL - 1970

	Oceanside	Carlsbad	Vista	No. County	County	1975 Oceanside
Total Population	41,688	16,283	29,479	220,326	1,357,854	55,267
0-17 (%)	34.76	34.83	33.42	31.8	32.0	30.5
65+ (%)	10.56	10.07	15.79	11.2	8.7	11.7
White (%)	91	97	97	94	92.0	83.0 *
Negro (%)	4.91	0.19	0.23	2.5	4.6	5.13 *
Spanish Amer. (%)	16	17	15	14	13	N/A
High Sch. Grad. (%)	60	68	62	65	65	N/A
Median Educa.	12.2	12.5	12.3	12.4	12.4	N/A
Unempl. of Civ. Labor Force (%)	7.2	6.3	5.8	N/A	6.4	9.96
Median Household Income (\$)	7,161	8,983	7,846	5,381	6,595	N/A
Pop. Below Poverty Level (%)	13.28	8.35	9.76	9.5	10	N/A

* : Data Per Household

N/A: Not Available

SOURCE: An Economic and Demographic Profile, County of San Diego, 1970 U. S. Census, Subregional Area Statistics

for 1975 have already been proven too low, and it is expected that their long-range projections are also too conservative.

The population of children under 18 in Oceanside is decreasing, while at the same time, the senior citizen population is increasing at a much faster rate than the total population growth. The 1970 Census showed that Oceanside's population contained a larger percent of Negro and Spanish-American minorities than the County or the surrounding cities. Unemployment in 1970 was set at 7.2% and is now as high as 10.0% of the civilian labor force. The median education is slightly low. The median household income is higher than the County. In 1970, over 13% of the population lived below poverty level.

HOUSING CHARACTERISTICS

In the San Diego region, housing construction has slowed considerably, from 26,171 units in 1972 to 20,944 units in 1974. The past trend of building more multi-family units was reversed during 1974. The total number of permanently occupied mobile homes has been growing continuously, from 21,372 in 1970 to 37,701 in 1975; an increase of 53%.

The number of housing units, as recorded in the 1975 Census in Oceanside, is 23,037; an increase of 8,101 or 54.2% since 1970.

Construction of multiple-family units made tremendous gains in the last five years in Oceanside. In 1970, there were over twice as many single-family as multiple-family units. Presently (1975), there are more multiple-family housing units than single-family. The large increase is attributed to 2-3 and 4 plexes (particularly

TABLE - 4

COMPARATIVE HOUSING CHARACTERISTICS

REGIONAL - 1970

	Oceanside	Carlsbad	Vista	No. County	County	1975 Oceanside
Total Units	14,936	5,806	10,289	70,175	450,533	23,037
Single Family (%)	62.58	69.91	80.25	71.55	67.88	44.7
Multiple Family (%)	29.00	25.85	12.30	19.85	27.45	46.1
Mobile Homes (%)	8.42	4.24	7.45	8.60	4.75	9.2
Persons Per H.H.	2.97	3.05	2.98	3.03	2.94	2.76
Median Rent (%)	116	119	117	117	117	N/A
Median Hous. Value (%)	20,000	25,600	21,000	22,700	22,200	N/A
Vacancies (%)	7.3	9.7	4.6	7.7	6.4	13.62

N/A: Not Available

SOURCES: An Economic and Demographic Profile
 County of San Diego, 1970 U. S. Census (Subregional Areas)
 Population and Housing, San Diego County Planning
 Department, January, 1975.

duplexes) that grew 267% since 1970. The number of mobile homes remains at nearly twice the County ratio. The increase in mobile homes between 1970 and 1975 amounted to 68%. The overall vacancy in Oceanside is 13.62%.

In general terms, economic and housing recessions tend to increase the gap between social classes. The inability to buy or rent adequate housing results in overcrowding. Likewise, national trends of lower birth rate and later family formation add to the demand for smaller units, low-cost and low-rent housing (such as mobile homes). Another by-product of this is the increase in vacancy rate in some types of housing in particular parts of town.

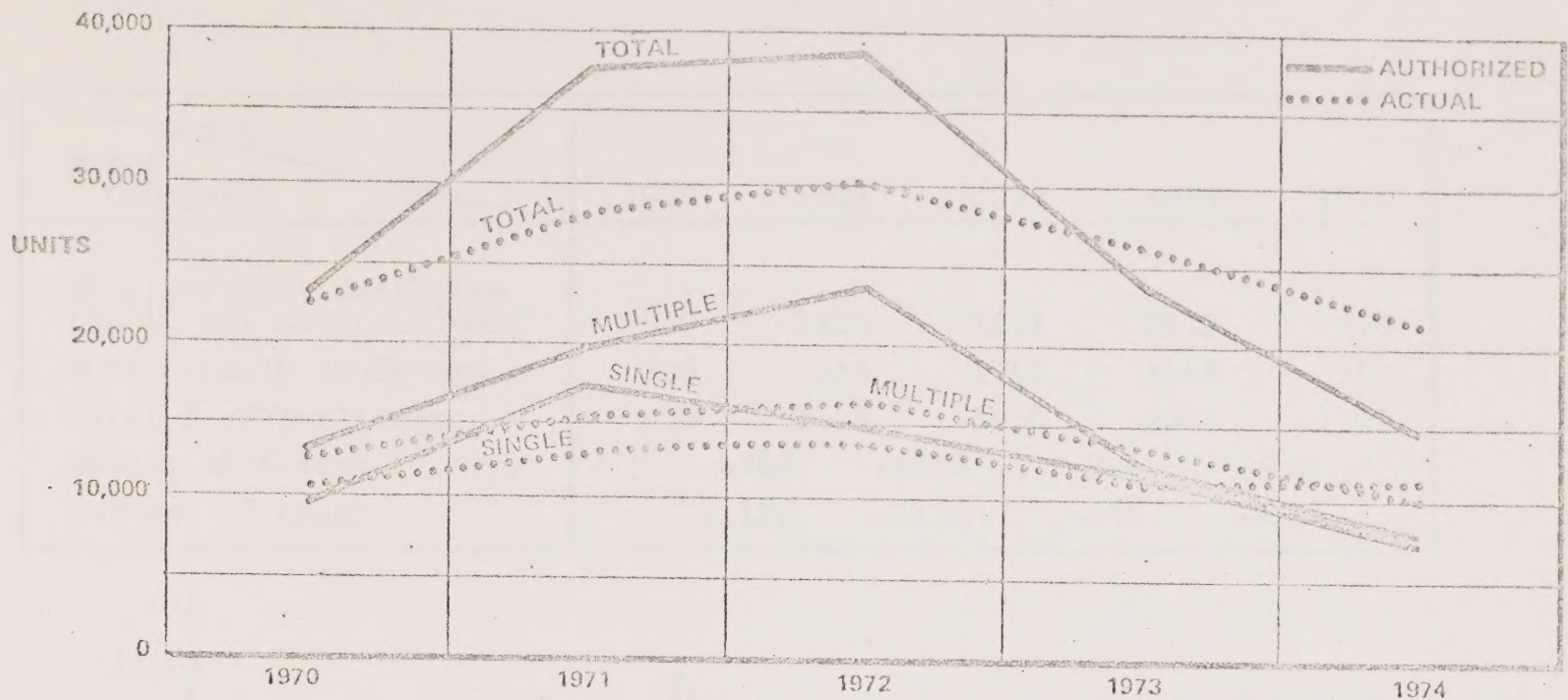
Oceanside has exhibited some of the above tendencies in recent years. Also, median housing value and median rent in 1970 were the lowest in the region. That means that (a) Oceanside is providing housing for low and moderate income households more than its equal share in the County; (b) Oceanside's need for assistance is greater than the County at large.

Tables 5, 6 and 7 indicate the trends in building activity and population growth in Oceanside and in San Diego region from 1970 to 1974. The City experienced a substantial increase in construction activity in 1971 which peaked in 1972, due primarily to a rise in apartment development and the introduction of condominiums to the local housing market.

The decrease in activity during the last years has been almost as dramatic as the previous increase. Construction activity was down 40% in 1974, following a 25% increase in 1973. This downward

TABLE - 5

Residential Building Activity: 1970 to 1974 San Diego Region



SOURCE: CPO, INFO-75

TABLE - 6

RESIDENTIAL BUILDING ACTIVITY OCEANSIDE

NUMBER OF DWELLING UNITS: 1970-1974

<u>Date</u>	<u>Total Dwelling Units</u>	<u>Increase</u>	<u>Avg. Annual Percent Increase</u>
April 1970	14,594		
Jan. 1, 1971	15,202	608	4.8%
Jan. 1, 1972	16,123	921	6.0%
Jan. 1, 1973	17,420	1297	8.0%
Jan. 1, 1974	20,190	2770	15.9%
Jan. 1, 1975	21,590	1400	6.9%
Jan. 1, 1976	22,400 est.	800 est.	3.7% est.

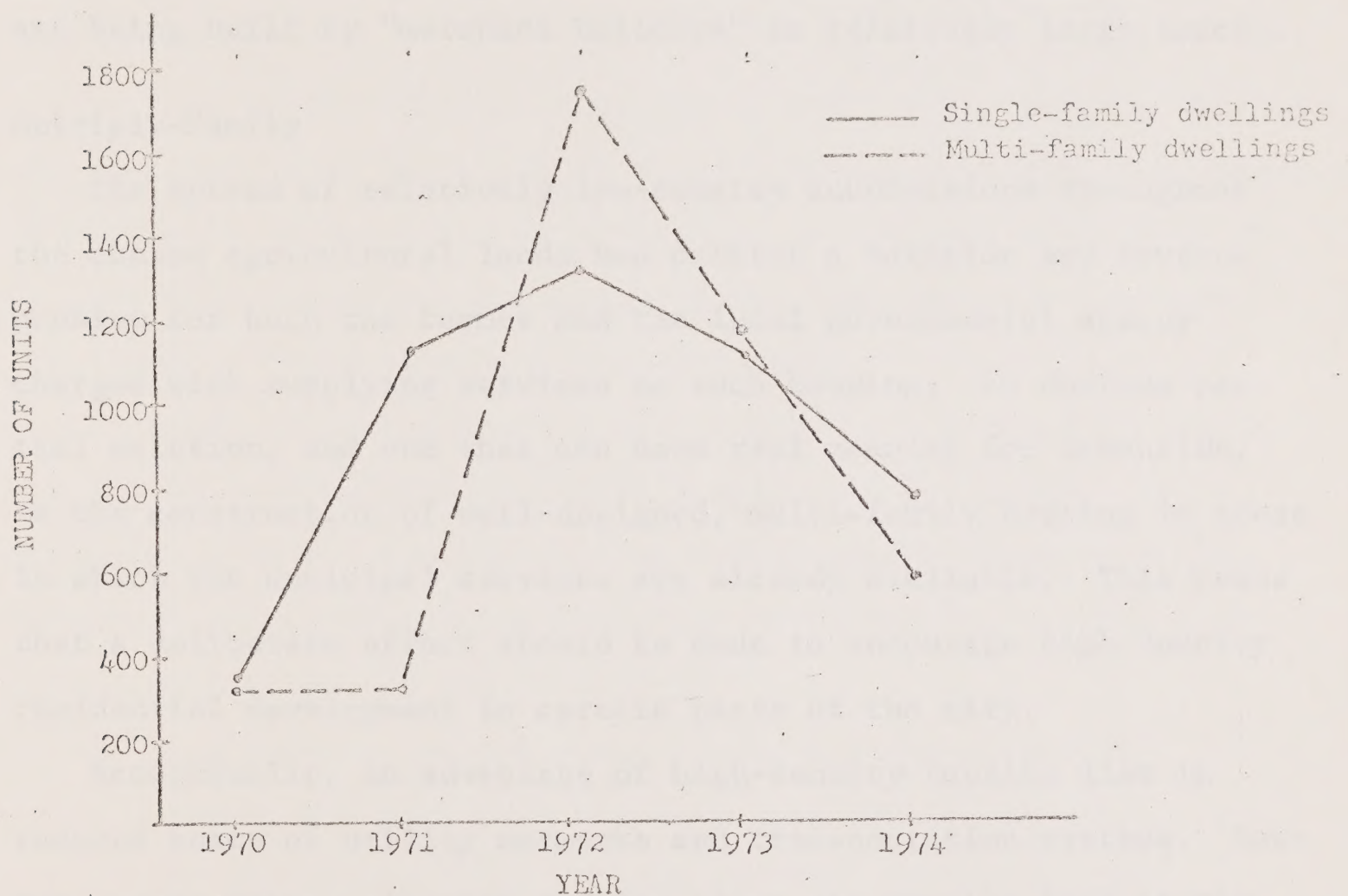
est. - indicates estimate by Oceanside Planning Department

SOURCE: Oceanside Building Department

TABLE -- 7

PERMITS ISSUED: 1970-1974

Permit Category \ Year	1970	1971	1972	1973	1974
Single-family dwellings (incl. all condominiums)	350	1125	1311	1113	770
Multi-family dwellings	328	313	1745	1168	589
Total # of Dwellings	678	1438	3056	2281	1359
Amount of Change		+760	+1618	-775	-922
Percent of Change		+112%	+113%	-25%	-40%



Source: Oceanside Building Dept.

trend reflects the present general economic decline in the housing industry. It can be expected to continue until money is again available for home construction and home mortgages.

HOUSING TYPES

Single-Family

Whereas in 1968 nearly 3 out of 4 dwelling units in Oceanside were single, free-standing structures, they amount to less than half of the total units at the present time. Oceanside is typical of California in that over 80% of the new homes being constructed are being built by "merchant builders" in relatively large tracts.

Multiple-Family

The spread of relatively low-density subdivisions throughout the choice agricultural lands has created a taxation and revenue problem for both the farmer and the local governmental agency charged with supplying services to such housing. An obvious partial solution, and one that can have real meaning for Oceanside, is the construction of well-designed, multi-family housing in areas in which the municipal services are already available. This means that a deliberate effort should be made to encourage high density residential development in certain parts of the city.

Economically, an advantage of high-density housing lies in reduced costs of utility networks and transportation systems. Sewers, water mains, electric and gas lines are usually less costly for clustered, compact housing than for housing scattered at low densities. High density housing that is concentrated in various places throughout the city will further provide a realistic basis

on which to improve the efficiency of our public transportation system.

Mobile Homes

Oceanside has a large share of mobile homes compared with other cities and the County, therefore, one must not discard the environmental impact that is generally associated with large mobile home parks. Due to its unique characteristics, mobile home park must not be regarded as an R-3 development, although density levels are comparable.

Retirement Homes

It must be acknowledged that the needs of the retired community are different from the needs of a young, growing family. Currently, Oceanside is experiencing an upsurge of development activities for the retired community. Two types of housing seem to best answer the needs -- the mobile home and the duplex.

A change of design concept must precede any attempt at improving the living conditions of this specialized community. It is recommended that a special list of conditions be attached to development plan requirements for these developments. Such a list could contain some of the following:

1. The retired community may prefer a small number of rooms, small kitchen and bath, and small lot; yet, it may need a large, shaded and well designed patio (consider view, sun, wind, noise) as well as an extra parking space for a recreational vehicle.

2. For economic reasons, senior citizens may not need large, common open spaces or costly sport facilities, yet, they could benefit from a community activity center that will include health care and social services..
3. Most currently built duplexes tend to emphasize privacy at the price of discouraging interaction (garages may be the separation between the units, entrances divorced from each other). This may contribute to isolation and loneliness and may not be desired by the retired citizen.

These points should be considered by City authorities and representatives of the Senior Citizens' Commission as well as prospective developers.

PLANNING AREA ANALYSIS

For planning purposes, there are aspects of projected growth other than total numbers that must be given consideration. Many of the specific features encompassed in a total planning program rely on numerous indicators that define the character of a neighborhood.

The Bureau of Census in 1960 had divided Oceanside into eight census tracts, the boundaries of which closely coincided with the boundaries of established neighborhoods. On subsequent censuses (1970 and 1975), these tracts were further divided in areas of rapid growth.

PLANNING AREAS

Sphere of Influence

- CITY OF OCEANSIDE
- SPHERE OF INFLUENCE
- MAJOR STREETS
- PLANNING AREA BOUNDARIES (CENSUS TRACTS)
- 198 PLANNING AREA NUMBER (CENSUS TRACT NO.)

PLANNING AREA NO.	PLANNING AREA NAME
181	South Oceanside
182	Ditmar
183	Beach
184	Downtown
185.01	Mission Hills
185.02	South Valley
185.04	Fire Mountain
185.05	Tri-City
185.06	College
186.01	Capistrano
186.03	East Side
186.04	Morro Hills
186.05	North Valley
193	Guajome
194	Ocean-Vista
198	Lake Boulevard

OCEANSIDE



Information and data furnished from the 1960 Census and supplemented by subsequent censuses have provided an invaluable base upon which to forecast future trends for each tract. These detailed forecasts have tended to verify the independently developed projections of total population. Data has been sufficient in most of these census tracts to forecast on the basis of existing housing units, their age and type, on the relative age groupings and apparent trends, on vacant parcels, their topography and zoning, and existing land use policies of the city in specific areas. Such forecasts for short periods should be extremely reliable; the fact that the total of such forecasts coincides with the results obtained by projecting growth rates for the city as a whole tends to confirm the validity of both methods.

An analysis of the several factors (including vacant residential land) and conclusions pertaining to population and housing in each of these planning areas are shown on subsequent pages.

ANALYSIS:

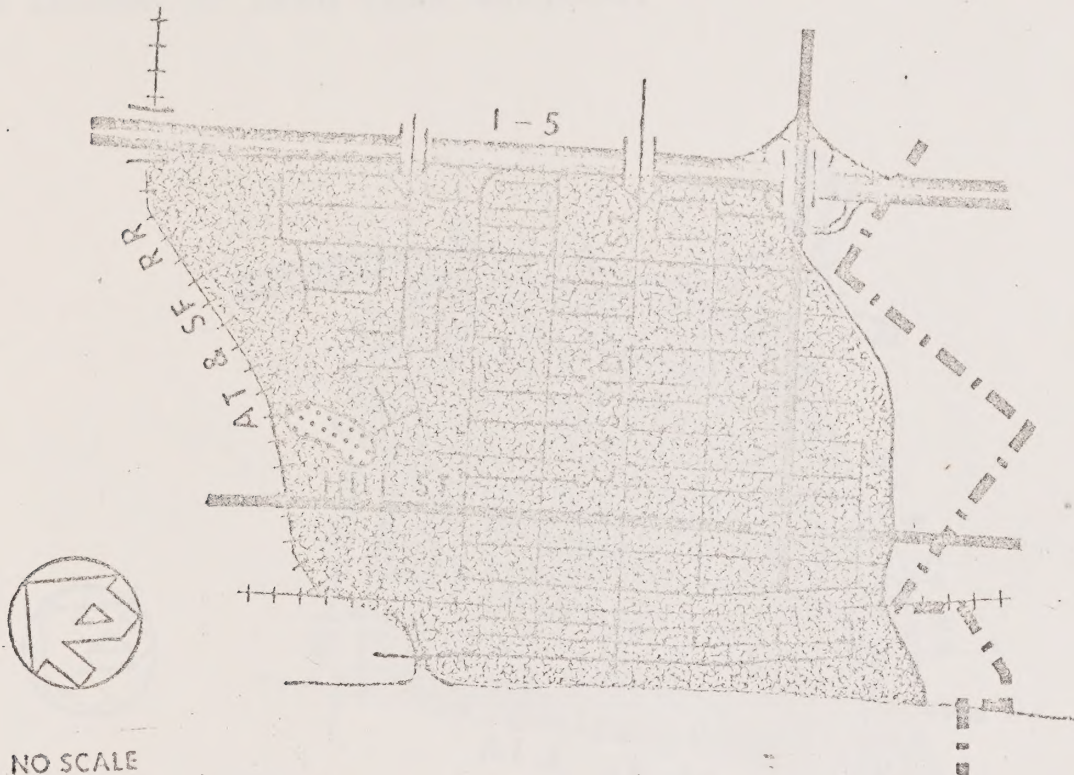
SOUTH OCEANSIDE is a relatively balanced community with slightly larger senior citizen population than the City's average. Children population is on the decline. The number of mobile homes is twice the City's average. Median income is fairly high.

CENSUS TRACT NO.: 181

NAME: South Oceanside

TOTAL ACRES: 620

EXISTING VACANT
RESIDENTIAL LAND: 3%



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES

PACIFIC OCEAN

(See page 44 for
detailed explanation)

POPULATION

181	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	4443	27.1	13	98.5	0.2	13.8	63.2	12.4	6.36	9,474	55.52	7.7
1975	5009	22.6	16.9	92.72	.79	N/A	69.06	N/A	13.42	N/A	41.18	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1792	45.2	8.9	20.0	25.9	2.65	122	19,500	4.0	53.7	28.0	0.67	6.7
1975	2351	50.87	12.21	17.35	19.52	2.33	N/A	N/A	N/A	N/A	N/A	2.10	8.89

" Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

24

ANALYSIS:

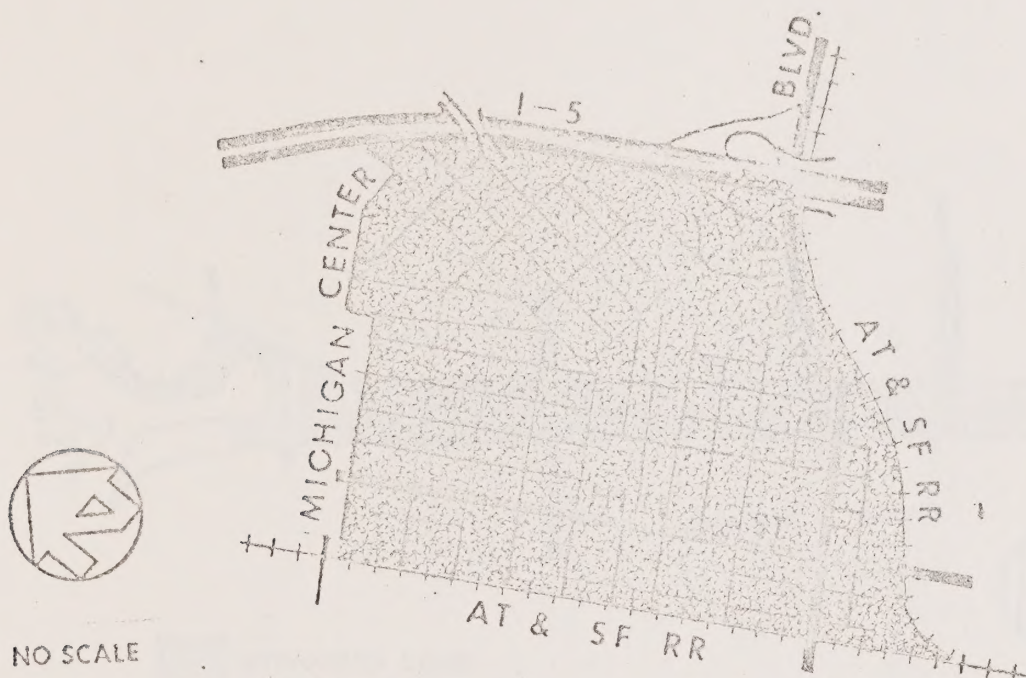
The DITMAR community has a high ratio of Spanish surname population and a low number of high school graduates. It has a higher percent of population below poverty than the County average. This area has experienced a decrease in population in the last five years. The 1975 Census also shows a decrease in the total number of housing units and an increase in mobile homes. Almost 40% of the households have an income of less than \$10,000.

CENSUS TRACT NO.: 182

NAME: Ditmar

TOTAL ACRES: 439

EXISTING VACANT
RESIDENTIAL LAND: 3%



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES

POPULATION

182	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	4869	27.3	13.6	94.8	2.4	20.7	53.3	12.1	6.56	7,226	67.71	12.5
1975	3913	26.0	11.0	81.97	5.39	N/A	65.50	N/A	10.44	N/A	39.14	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	2063	62.3	13.8	19.2	4.7	2.52	109	19,300	6.4	48.7	34.6	0.78	6.6
1975	1789	46.90	20.12	30.30	26.83	2.45	N/A	N/A	N/A	N/A	N/A	3.14	10.79

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

ANALYSIS:

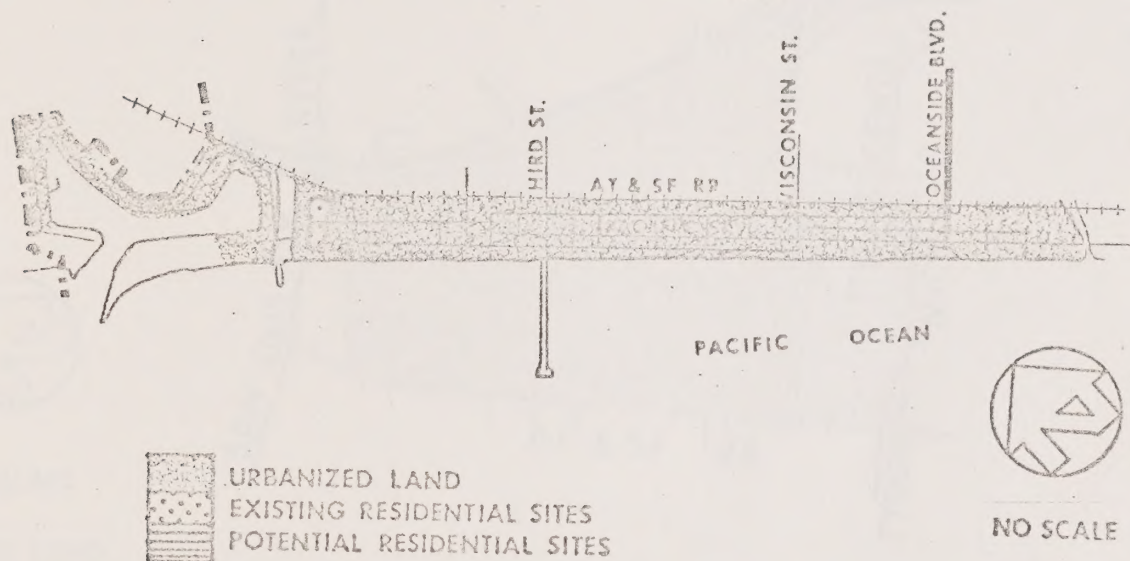
In 1970 the BEACH area suffered from an extremely high unemployment rate. The median household income was the lowest in Oceanside. Over 16% lived below the poverty level. The 1975 Census shows a slight decrease in population and second highest unemployment rate per household. It also shows a decrease in single-family units and a large increase in vacancies (29%). The BEACH area has the highest concentration of multiple-family housing. Many units are over 25 years old.

CENSUS TRACT NO.: 183

NAME: Beach

TOTAL ACRES: 326

EXISTING VACANT
RESIDENTIAL LAND: 2%



POPULATION

183	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	2296	20.3	7.8	95.5	2.1	N/A	68.6	12.6	11.74	5020	82.88	16.6
1975	2222	19.5	5.5	85.3*	6.83*	N/A	50.04*	N/A	20.35	N/A	23.22**	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Flx (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1308	30.2	19.3	47.6	2.9	2.17	119	26,300	5.9	10.6	46.8	1.76	19.3
1975	1442	20.80	31.90	47.30	0	2.17	N/A	N/A	N/A	N/A	N/A	2.24***	28.92

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

ANALYSIS:

DOWNTOWN Oceanside is experiencing an increase in senior citizen population (21.3%). A quarter of the population is Spanish-speaking residents. The 1975 Census shows a high number of unemployed heads of household. The sharp decline in mobile homes was balanced by increased construction of multiple-family housing. Approximately half of the units are over 25 years old, and many lack adequate plumbing. In 1975 (by observation) over 16% of the housing is deteriorating or dilapidated.

CENSUS TRACT NO.: 184

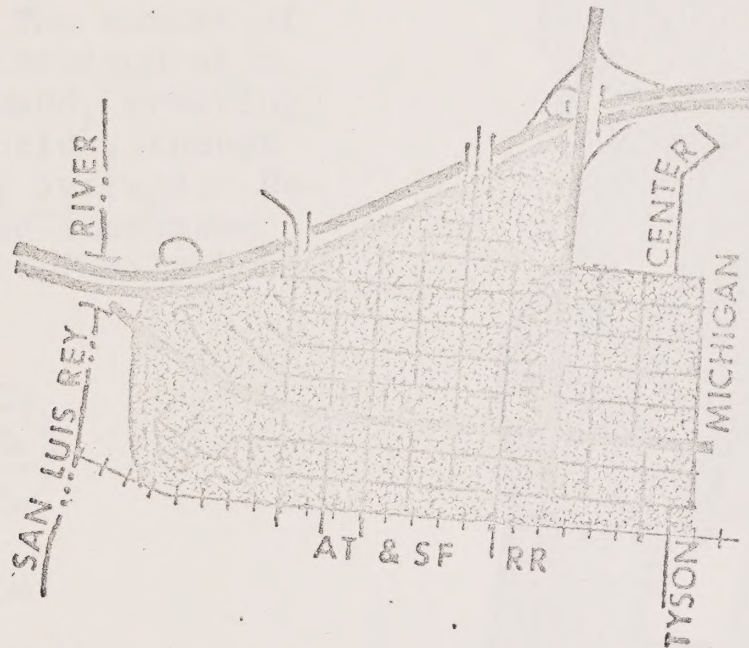
NAME: Downtown

TOTAL ACRES: 308

EXISTING VACANT RESIDENTIAL LAND: 0%



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES

POPULATION

184	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$)	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	2094	21.6	18.6	95.3	1.9	23.6	49.8	12.0	10.79	5905	81.74	19.1
1975	2157	21.0	21.3	78.8*	5.23*	N/A	61.44*	N/A	18.57	N/A	62.46**	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1083	32.4	15.9	30.7	21.0	2.10	105	16,600	6.0	26.0	51.2	4.89	8.4
1975	1070	30.28	21.50	40.84	7.83	2.11	N/A	N/A	N/A	N/A	N/A	16.62***	8.88

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 185.01

NAME: Mission Hills

TOTAL ACRES: 1,527

EXISTING VACANT
RESIDENTIAL LAND: 35%

ANALYSIS:

In the last five years MISSION HILLS community lost its role as the largest community by population. The percentage of children has also dropped sharply. In 1970 the number of high school graduates approached the County average. Unemployment was fairly low, and only 5% of the population lived below poverty level (compare with City average of 13.3%). The number of housing units has increased at a faster pace than demand, creating an increase of vacancies, though still below the City average. Recent construction had increased the share of multiple-family housing in the area.



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES



POPULATION

185.01	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	6201	39.1	4.7	93.8	2.6	11.5	64.7	12.4	5.24	10,626	44.95	5.0
1975	7099	29.6	6.6	85.7 [*]	4.7 [*]	N/A	69.93 [*]	N/A	5.87	N/A	30.58 ^{**}	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Flex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1825	76.4	0	19.6	4.0	3.45	159	20,100	9.0	64.0	5.9	0.05	1.8
1975	2719	54.03	0.84	42.85	2.65	2.79	N/A	N/A	N/A	N/A	N/A	2.16 ^{***}	6.47

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 185.02

NAME: South Valley

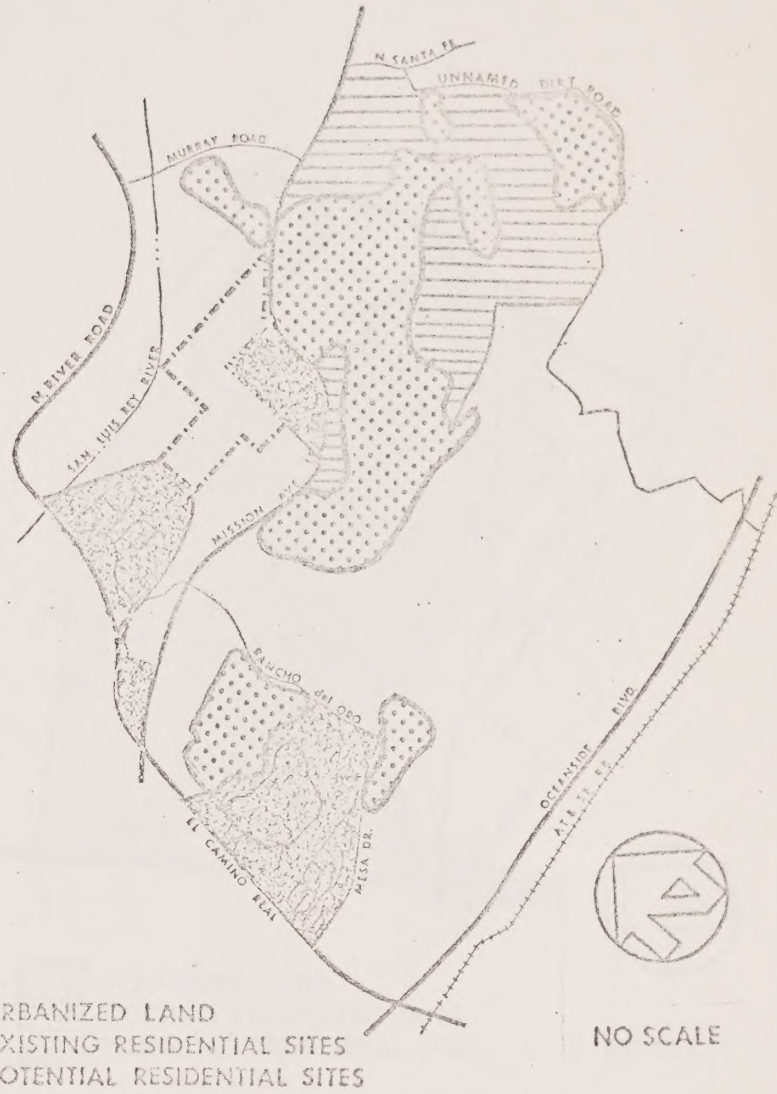
TOTAL ACRES: 5,260

EXISTING VACANT
RESIDENTIAL LAND: 25%

ANALYSIS:

Over half the population in SOUTH VALLEY consists of senior citizens. Consequently, the number of children is the lowest. Percent of Spanish-speaking population is low. In 1970 unemployment was high among the male population; whereas in 1975 less than 2% of the heads of household were unemployed.

Total number of units almost doubled in 5 years. The increase is predominantly in duplexes. As a result, the number of single-family housing is the lowest in Oceanside. Two, three and four plexes increased almost five-fold. Multi-family housing of 5 units and more, as well as mobile home ratios, were decreased. Population per household is less than 2.



POPULATION

	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
185.02												
1970	2525	7.9	48.9	97.7	0.2	N/A	61.6	12.4	9.39	7273	70.53	8.2
1975	4132	5.7	56.2	95.51	0.37	N/A	68.81	N/A	7.58	N/A	36.46	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1375	34.2	10.5	13.6	41.7	2.01	168	26,300	1.4	78.0	4.7	0.58	9.5
1975	2577	20.95	48.16	4.46	26.43	1.90	N/A	N/A	N/A	N/A	N/A	0.69	6.14

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 185.04

NAME: Fire Mountain

TOTAL ACRES: 1,432

EXISTING VACANT
RESIDENTIAL LAND: 10%

ANALYSIS:

FIRE MOUNTAIN area has a balanced community with the highest percent of high school graduates and a high median education. Its unemployment has always been one of the lowest. The population is predominantly white.

The number of units nearly doubled in the last five years, exceeding the immediate demand and creating a high vacancy rate. The ratio of multiple-family and duplexes jumped in recent years from 4% to 38%.



POPULATION

185.04	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	3007	37.5	7.3	98.4	-	N/A	71.9	12.6	5.99	12,417	35.26	6.4
1975	4247	29.6	7.0	92.06	1.65	N/A	77.38	N/A	5.22	N/A	19.12	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	(% '70) Lack Plumbing (% '75) Deteriorating (%)	Vacancy Tot. (%)
1970	911	95.3	3.8	0.9	0	3.38	139	24,800	4.8	78.5	20.2	0.22	2.4
1975	1750	61.43	23.20	15.31	0.06	2.81	N/A	N/A	N/A	N/A	N/A	1.26	13.60

* Per Household

** High "No Responses" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 185.05

NAME: Tri-City

TOTAL ACRES: 473

EXISTING VACANT
RESIDENTIAL LAND: 3%

ANALYSIS:

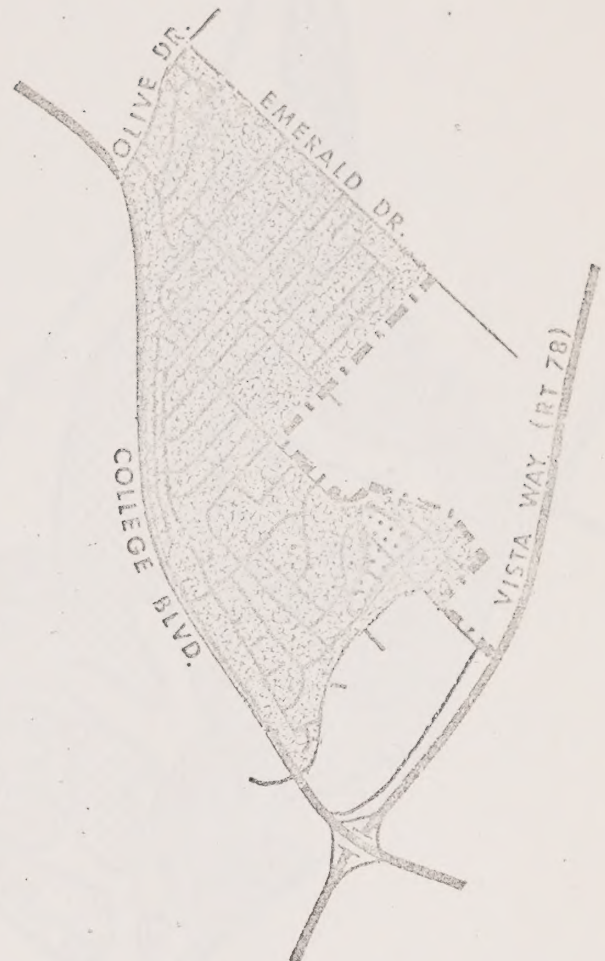
The TRI-CITY community has experienced a rapid growth in the last few years, and in 1975, 95% of the land is developed. Almost half the population consists of children under 18. Number of persons per household is high. (Vacancy rate is high due to new construction.)



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES



POPULATION

185.05	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	3545	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	4757	44.8	3.1	77.27	2.95	N.A.	79.55	N.A.	14.15	N.A.	16.37	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	869	85.50	N.A.	N.A.	0	4.07	N.A.	N.A.	13.34	79.63	N.A.	0	N.A.
1975	1392	87.58	4.45	7.92	0	4.08	N.A.	N.A.	N.A.	N.A.	N.A.	0.08	16.31

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 185.06

NAME: College

TOTAL ACRES: 1,686

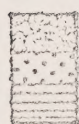
EXISTING VACANT
RESIDENTIAL LAND: 45%

ANALYSIS:

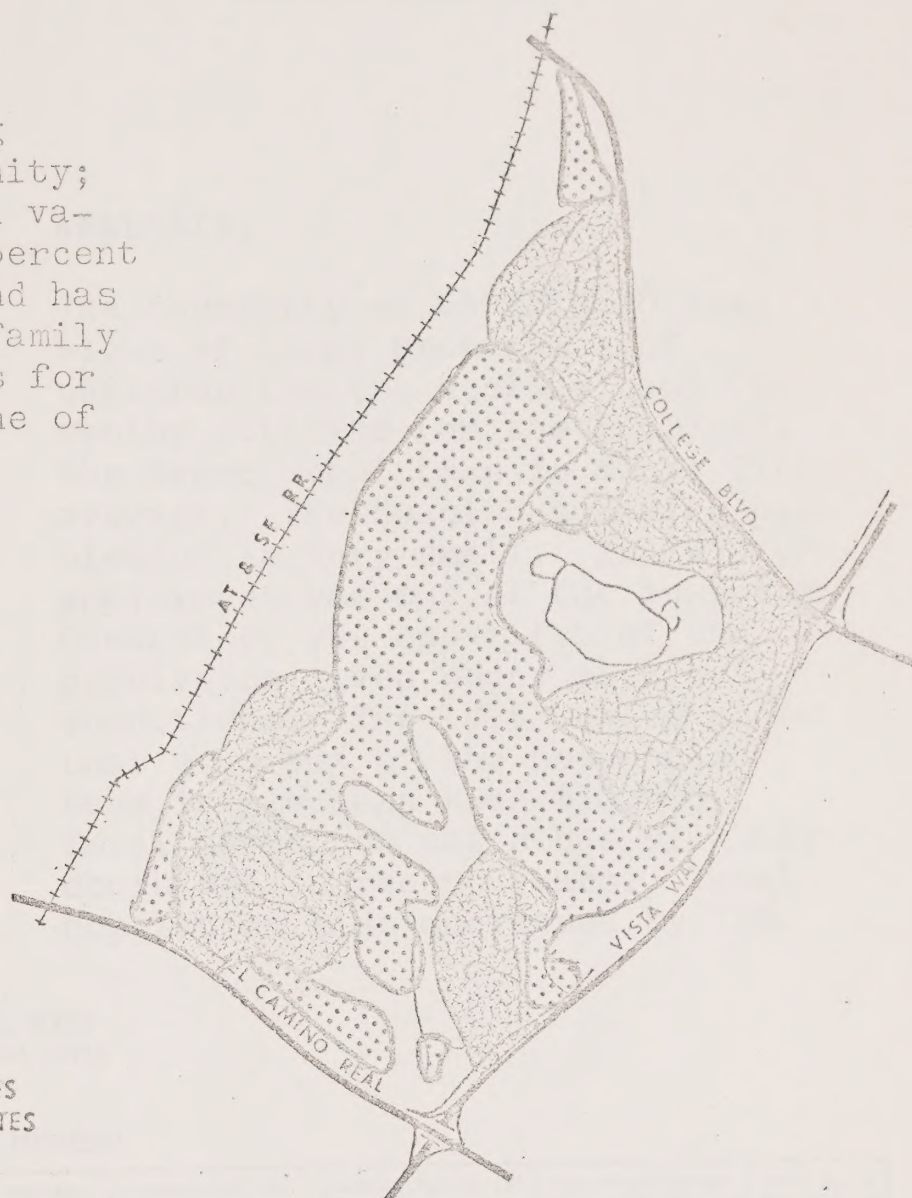
COLLEGE area, like its neighboring Tri-City, is a fast growing community; However, most of its land is still vacant. This area has the highest percent of 2 - 3 - 4 plexes in the City and has more multiple-family than single-family units. (New construction accounts for the high vacancy rate). It has one of the lowest rates of unemployment.



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES



POPULATION

185.06	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	1331	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	3450	22.0	17.7	91.61	2.14*	N.A.	69.18*	N.A.	5.85	N.A.	28.55	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	359	90.52	N.A.	N.A.	0	3.70	N.A.	N.A.	9.74	79.38	N.A.	0	N.A.
1975	1979	22.99	49.97	27.03	0	2.38	N.A.	N.A.	N.A.	N.A.	N.A.	0.14	26.88

* Per Household

** High "No Response" (see 1975 Census)

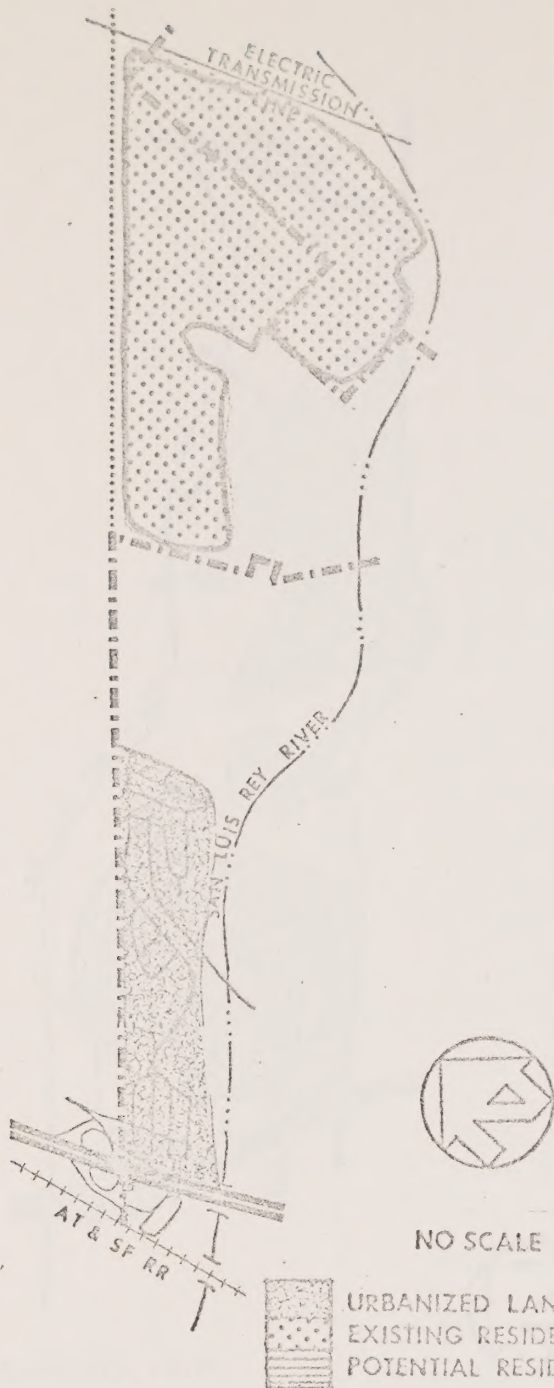
*** By Observation (1975 Census)

CENSUS TRACT NO.: 186.01

NAME: Capistrano

TOTAL ACRES: 628
(incl. sphere of Infl.)

EXISTING VACANT
RESIDENTIAL LAND: 35%



ANALYSIS:

The community of CAPISTRANO consists of large proportion of children (on the decline) and few senior citizens (on the incline). The Negro population is above City average. The Spanish-speaking population is very small. In 1970 unemployment was one of the lowest in Oceanside, yet one-fifth of the population lived under poverty conditions. The 1975 Census shows that over 50% of the households have income less than \$10,000. Total number of units has slightly decreased in recent years. Total population also decreased by 15%.

POPULATION

186.01	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	1665	44.8	3.7	88.0	6.2	N.A.	49.3	11.9	0.6	7391	65.57	19.5
1975	1393	36.0	5.7	79.12	6.03	N.A.	71.00	N.A.	12.9	N.A.	50.12	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	475	77.6	9.6	0	12.8	3.36	120	15,000	17.9	55.0	6.7	0.42	4.4
1975	462	87.66	9.09	0	3.25	3.19	N.A.	N.A.	N.A.	N.A.	N.A.	2.32	6.71

* Per Household

** High "No Response" (see 1975 Census)

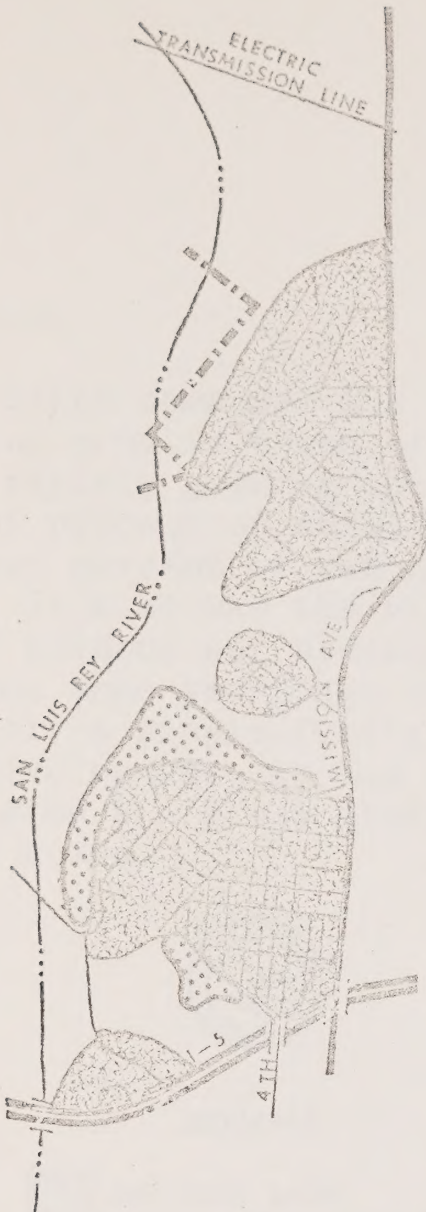
*** By Observation (1975 Census)

CENSUS TRACT NO.: 186.03

NAME: East Side

TOTAL ACRES: 1,129

EXISTING VACANT
RESIDENTIAL LAND: 10%



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES



NO SCALE

ANALYSIS:

The EAST SIDE population has a large number of children and the largest concentration of minorities. The number of high school graduates is the lowest in the City. Unemployment was above average in 1970, and the median household income was \$4,600 (less than 2/3 of City average). One-third of population lived below poverty level. By 1975, there has been a decrease in total population. More than half of the households have income less than \$10,000, which is the most in the City. There is a slight increase in multiple-family housing and a sharp decrease in mobile homes. Over half the units are over 25 years old. One-third of the housing are deteriorating or in a dilapidated condition.

POPULATION

186.03	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	5208	42.0	2.8	69.1	24.5	31.3	44.0	11.2	9.89	4,600	83.99	32.1
1975	4866	41.3	2.6	38.72*	23.80*	N.A.	44.09*	N.A.	18.58	N.A.	53.64**	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	1624	48.8	16.6	33.1	1.5	3.43	70	14,200	16.7	27.7	54.3	0.44	6.8
1975	1644	38.69	24.03	37.04	0.24	3.34	N.A.	N.A.	N.A.	N.A.	N.A.	31.78***	11.56

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 186.04

NAME: Morro Hills

TOTAL ACRES: 5,267

EXISTING VACANT
RESIDENTIAL LAND: 10%

ANALYSIS:

MORRO HILLS composes the largest planning area in terms of acreage. It is rapidly growing and has the highest percent of children and the smallest percent of seniors in the City. It also has the highest number of persons per household (4.52). Whereas, some years ago it was exclusively a single-family residential development, it has now introduced some 2 - 3 - 4 plexes and mobile homes.



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES



POPULATION

186.04	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	280	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	2288	49.0	1.3	63.21	8.74	N.A.	69.10	N.A.	5.5	N.A.	14.43	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	100	N.A.	N.A.	N.A.	N.A.	2.80	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	553	96.38	2.17	0	1.45	4.52	N.A.	N.A.	N.A.	N.A.	N.A.	2.44	11.03

* Per Household

** High "No Response" (see 1975 Census)

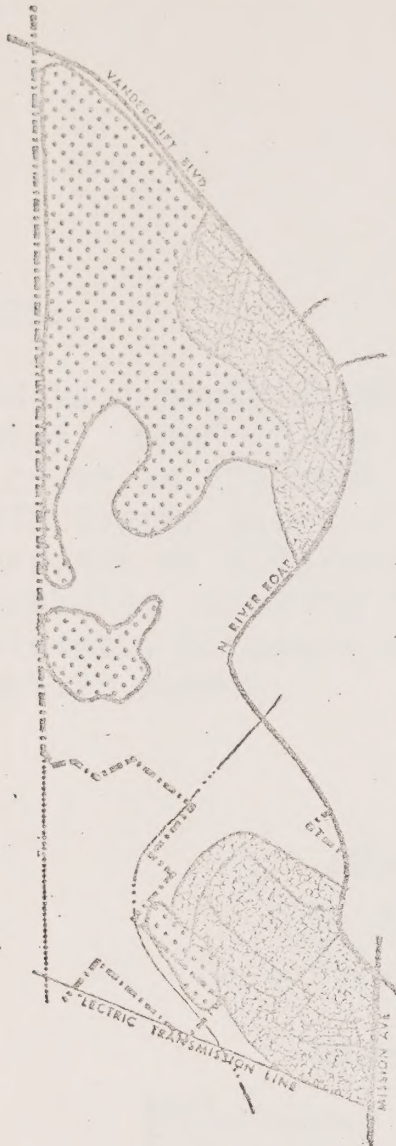
*** By Observation (1975 Census)

CENSUS TRACT NO.: 186.05

NAME: North Valley

TOTAL ACRES: 2,254

EXISTING VACANT
RESIDENTIAL LAND: 30%

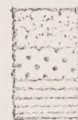


ANALYSIS:

NORTH VALLEY at present contains the largest population than any other tract. One-fifth of its units are mobile homes..



NO SCALE



URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES

POPULATION

186.05	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	2906	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	7868	39.8	3.3	77.7	7.13	N.A.	73.42	N.A.	6.5	N.A.	29.68	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	724	N.A.	N.A.	N.A.	N.A.	4.01	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.	N.A.
1975	2488	41.40	16.72	21.10	20.78	3.44	N.A.	N.A.	N.A.	N.A.	N.A.	1.13	8.08

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 193

NAME: Guajome

TOTAL ACRES: 2,259

EXISTING VACANT
RESIDENTIAL LAND: 50%

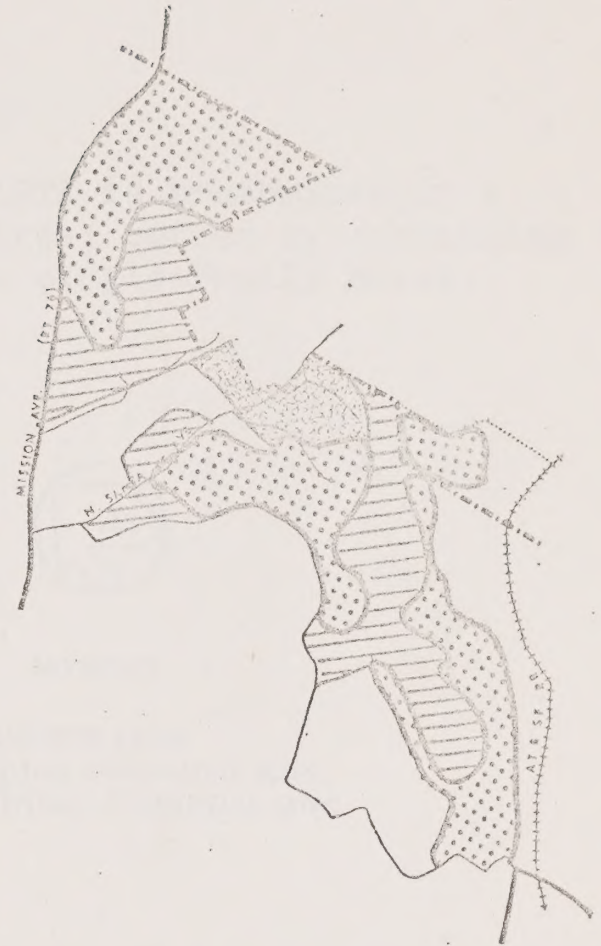
ANALYSIS:

GUAJOME is a newly developing community. Most of its population has accrued in the last 5 years. The 1975 Census shows a fairly high percent of unemployed heads of household. Housing units are predominantly single-family with some mobile homes.



NO SCALE

URBANIZED LAND
 EXISTING RESIDENTIAL SITES
 POTENTIAL RESIDENTIAL SITES



POPULATION

193	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	44	29.5	13.6	79.5	---	N.A.	---	---	---	---	---	---
1975	154	33.8	9.7	68.18	0	N.A.	63.64	N.A.	12.96	N.A.	20.46	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	13	100	0	0	0	3.17	---	19,600	15.4	77	0	0	7.7
1975	48	93.75	0	0	6.25	3.50	N.A.	N.A.	N.A.	N.A.	N.A.	4.54	8.33

* Per Household

** High "No Response" (see 1975 Census)

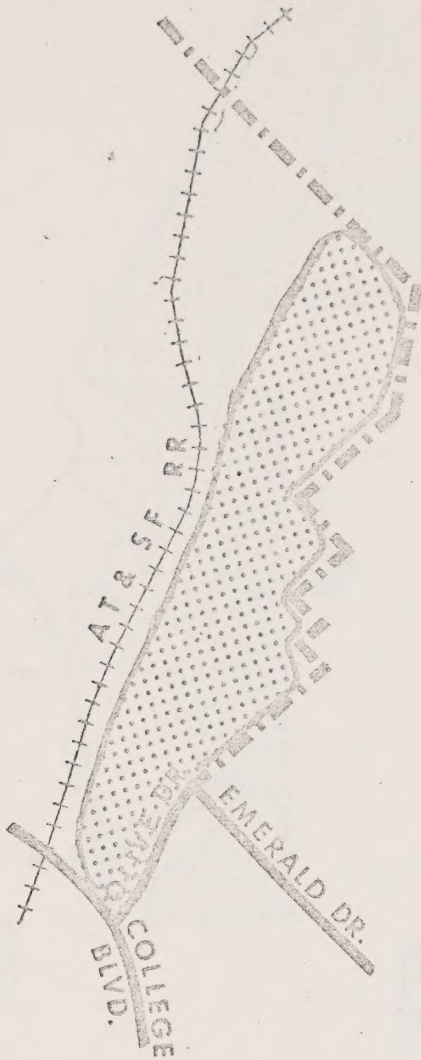
*** By Observation (1975 Census)

CENSUS TRACT NO.: 194

NAME: Ocean Vista

TOTAL ACRES: 100

EXISTING VACANT
RESIDENTIAL LAND: 85%



ANALYSIS:

OCEAN VISTA is predominantly a vacant area; currently containing only two single-family homes.



NO SCALE

 URBANIZED LAND
 EXISTING RESIDENTIAL SITES
 POTENTIAL RESIDENTIAL SITES

POPULATION

	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
194												
1970												
1975	6	---	---	---	---	---	---	---	---	N.A.	---	N.A.

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970													
1975	2	100	0	0	0	3.00	N.A.	N.A.	N.A.	N.A.	N.A.	---	0

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

CENSUS TRACT NO.: 198

NAME: Lake Boulevard

TOTAL ACRES: 1,509

EXISTING VACANT
RESIDENTIAL LAND: 60%

ANALYSIS:

LAKE BOULEVARD'S population and housing have tripled in the last five years. The community is predominantly white. Median education is high. One-third of the housing units are single-family.

URBANIZED LAND
EXISTING RESIDENTIAL SITES
POTENTIAL RESIDENTIAL SITES

NO SCALE

POPULATION

198	Total Pop.	0-17 (%)	65+ (%)	White (%)	Negro (%)	Spanish Amer. (%)	High School Graduate (%)	Median Education	Unemployed (%) (Civ. Lbr. Force)	Median Income (\$) per Household	Household Income Below \$10,000 (%)	Pop. Below Poverty (%)
1970	571	42.7	7.5	96.5	0.9	N.A.	70.0	12.6	4.32	10,417	45.10	5.1
1975	1706	29.7	16.1	93.43	.32	N.A.	80.45	N.A.	6.43	N.A.	34.62	N/A

HOUSING

	Total Units	Single Fam. (%)	2-3-4 Plex (%)	5+ Units (%)	Mobile Home (%)	Pop. per Household	Median Rent (\$)	Median Value (\$)	Over- (%) Crowded	Owner (%) Occupied	Built Prior 1950 (%)	('70) Lack Plumbing ('75) Deteriorating (%)	Vacancy Tot. (%)
1970	244	28.6	0	0	71.4	3.57	---	23,400	2.7	64.0	0	0	34.4
1975	770	30.52	27.40	12.86	29.22	2.73	N.A.	N.A.	N.A.	N.A.	N.A.	0.16	18.96

* Per Household

** High "No Response" (see 1975 Census)

*** By Observation (1975 Census)

HOUSING NEEDS ANALYSIS

Various approaches had been taken to estimate housing needs versus supply.

1. Planning Department Estimate (1975): Based upon the 1975 Census data, Oceanside is presently experiencing an annual population growth rate of 7.3%.

It can be observed that starting in 1950, the growth rate had been declining, then reached a low point around 1970 (6.2%), and since then, climbed up to 7.3%. This means that selecting 7.0% as a base for predicting growth and housing needs for the next few years may not be out of line. This growth rate would create an annual demand for about 1,400 dwelling units.

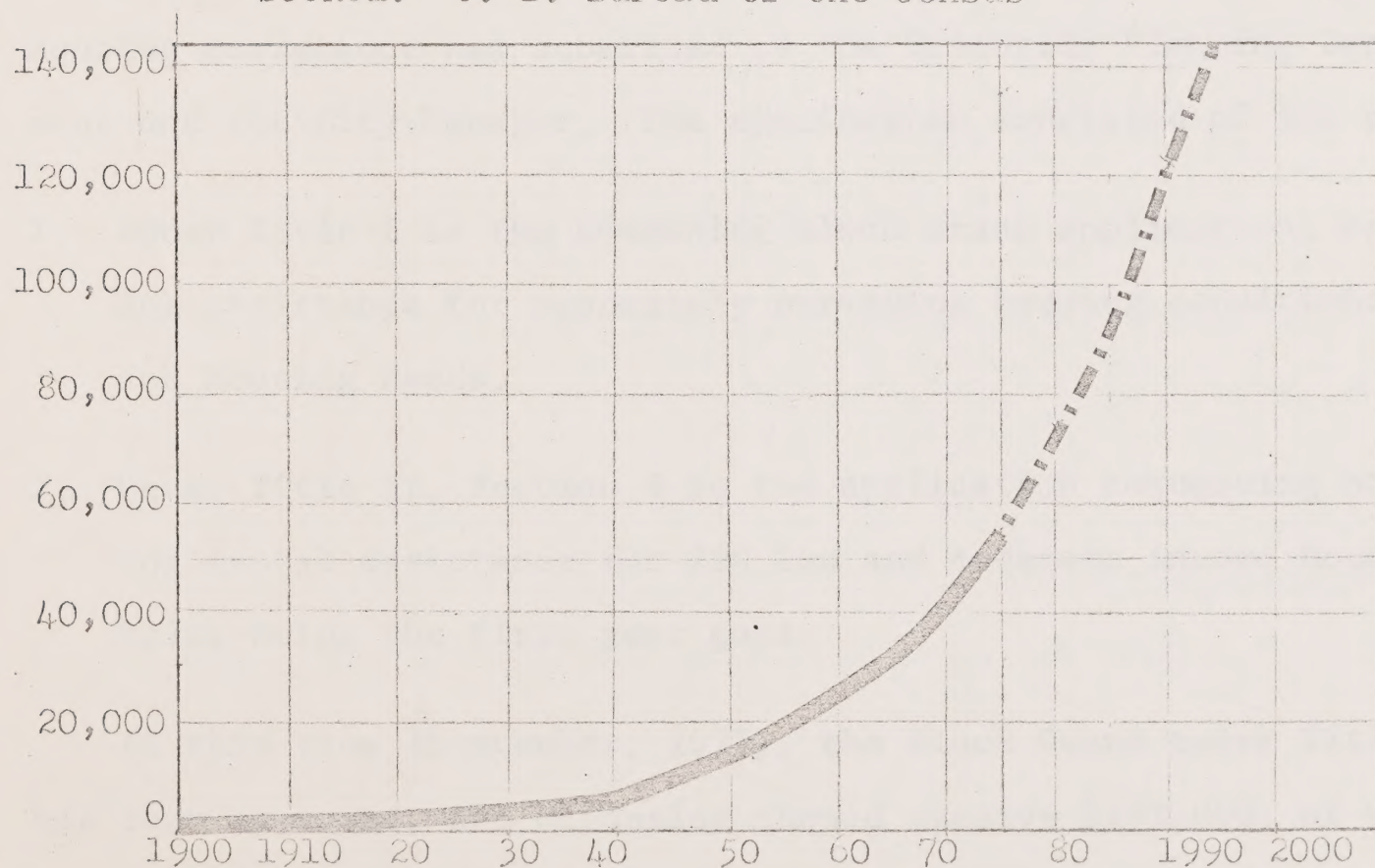
2. The City of Oceanside Housing Demand Summary (1974) describes an annual demand of between 1,500 and 1,800 units/year based upon projections of population by income groups.
3. The Redevelopment studies done by Wallace, McHarg, Roberts and Todd (1974) estimate annual demand between 1975 and 1980 as 412 units/year. (This figure is low due to low population increase estimate of approximately 1.34% as derived from C.P.O.)
4. The Comprehensive Planning Organization (C.P.O.) estimates that between 1974 and 1980 there will be a need for an average of 500 dwelling units/year (385 of which low and moderate income units).

POPULATION GROWTH

OCEANSIDE

Census Year	Population	Increase Over Preceeding Census	
		Number	Percent
1900	330	-	-
1910	673	343	103.9
1920	1,161	488	72.5
1930	3,508	2,347	202.2
1940	4,651	1,143	32.6
1950	12,881	8,230	177.0
1960	24,971	12,090	93.9
1970	40,494	15,523	62.2
1975	55,267	14,773	36.5
Proj. 1980	75,000	19,733	35.0
Proj. 1990	125,000	50,000	70.0

SOURCE: U. S. Bureau of the Census



In reviewing construction activity via processed building permits, it is indicated in the Balanced Growth Committee's Annual Report (February, 1975) that a 3.7% increase in dwelling units is expected for 1976. Quantitatively, this represents 800 units.

According to the estimates above, there could be a tremendous gap between supply and need. Supply, as derived from the Oceanside Annual Report, may lag as much as 125% behind needs as described in the City's Housing Demand Summary. A great deal of additional work must be completed in this area before a true picture of Oceanside's housing market can be developed. Such studies can be conducted and funded through the recently implemented Community Development Act of 1974.

Community Development Act Application

Early in 1975, a Community Development Act application for housing assistance was submitted by the Oceanside Planning Department and the City Manager. The application consisted of two parts:

1. Under Title I is the Community Block Grant application, requesting assistance for accurately surveying housing conditions and housing needs.
2. Under Title II, Section 8 is the application requesting housing rental assistance for 230 low and moderate income households being the first year goal.

At this time (September, 1975), the Block Grant under Title I has been approved, and Oceanside should receive \$172,000, of which

\$40,000 are committed to the Housing Assistance Plan, the updating of the Housing Element and the establishment of a Code Enforcement program aimed at the elimination of blighting conditions.

The Rental Assistance application (Section 8) has been processed and approved by the County of San Diego Housing Authority and is now pending a final decision by H.U.D.

In order to properly utilize the CDA grants, it is hereby recommended that the Housing Assistance Study and Plans will address the following:

1. Provision of accurate housing assessment;
2. Matching of building and occupants with the best possible program, such as: Remodeling and room additions for overcrowded and plumbing-deficient housing, rehabilitation, restoration, etc.
3. Reduction of overconcentrations of senior citizens and minority groups.
4. Studying proportions of housing types.
5. Providing inventory of old housing and establishing rate of deterioration and rate of loss by hazards in each community.
6. Review of possibilities of reducing vacancy rates by improving real estate communication and by assisting low income families in purchase and rental of available units.

INVENTORY OF EXISTING AND POTENTIAL SITES

According to the Land Use Element, approximately 37% of the total land in Oceanside is vacant residential (approximately 9,400 acres), of which 80% is devoted to very low/low density, and the balance to medium and high density residential. Isolated portions of these areas disqualify for development for having extremely steep slopes or being situated under hazardous conditions. Also, a network of corridors is reserved for major streets and highways. Additional restrictions may be imposed by potential adequacy (or inadequacy) of public facilities such as water, sewer, drainage, availability, accessibility, cost, nearness to employment and shopping.*

The map on the preceding page divides Oceanside into four categories.

Urbanized Land	:	Developed land, including residential, commercial, industrial, etc.
Existing Residential Sites	:	Vacant and designated Residential on zoning and/or Land Use Map. Streets and utilities provided in the immediate vicinity.
Potential Residential Sites	:	Vacant and designated Residential on zoning and/or Land Use Map. Streets and utilities planned for.
Other (Blank)	:	Areas unsuitable for Residential use or planned for other uses.

* Consult: Land Use Element, Environmental Resource Management Element, Oceanside Water Master Plan, Oceanside Water Treatment Study, The Tri Agencies Water Transmission Pipeline, Balanced Growth Report.

URBANIZED LAND, EXISTING and POTENTIAL RESIDENTIAL SITES



URBANIZED LAND

EXISTING RESIDENTIAL SITES

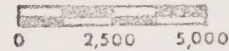
POTENTIAL RESIDENTIAL SITES

(See page 44 for
detailed explanation)



OCEANSIDE

SCALE



MAP 2

Implementation

Introduction

The purpose of this document is to provide a detailed description of the implementation of the project. The document is organized into several sections, each describing a different aspect of the implementation. The first section, "Introduction," provides an overview of the project and its goals. The second section, "Implementation," describes the various steps and processes involved in the implementation. The third section, "Conclusion," summarizes the findings and results of the implementation. The fourth section, "References," lists the sources of information used in the document. The fifth section, "Appendix," contains additional information and data related to the implementation.

The implementation of the project was carried out in a systematic and organized manner. The project was divided into several phases, each with its own set of tasks and responsibilities. The first phase was the planning phase, which involved identifying the project goals and objectives, and developing a detailed implementation plan. The second phase was the execution phase, which involved carrying out the tasks and processes outlined in the plan. The third phase was the evaluation phase, which involved assessing the progress and results of the implementation. The fourth phase was the reporting phase, which involved preparing and presenting a final report on the implementation.

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CHAPTER 4

The purpose of this chapter is to provide a detailed description of the implementation of the project. The chapter is organized into several sections, each describing a different aspect of the implementation. The first section, "Introduction," provides an overview of the project and its goals. The second section, "Implementation," describes the various steps and processes involved in the implementation. The third section, "Conclusion," summarizes the findings and results of the implementation. The fourth section, "References," lists the sources of information used in the document. The fifth section, "Appendix," contains additional information and data related to the implementation.

Implementation

HOUSING AUTHORITY

Some of the early housing issues recorded at the City of Oceanside dated back to May of 1942. These issues revolve around studies of prefabricated housing, erection of portable buildings on L. Feldt property, the recommending of proposed Navy housing, the transfer of temporary public housing to the local public agency and the removal of temporary housing in January of 1954.

In May 1959, the Building Department was also designated to serve as Housing Department authorized to enforce provisions of the State Housing Act.

With the preparation and adoption of the first Housing Element for the City of Oceanside in February 1968, an active era began. In August of the same year, the Council approved participation in federal rent supplement (program #236) followed by federal interest subsidy to homeowners (program #235). Both programs were suspended on January 1973. Approximately 400 families were assisted by them. In December 1968, the City received from HUD confirmation as to being qualified for neighborhood development programs. The City had immediately followed with an application for urban neighborhood development program.

In June 1970, the Human Relations Committee recommended adoption of a housing authority. By August of that year, Staff was authorized to prepare application for HUD assistance.

In September 1970, an ad hoc housing advisory committee was formed to study the feasibility of a joint power agreement with Carlsbad, Vista and the county of San Diego, to create the Tri-City Housing Authority. In November 1970, pursuant to Section 34290 of the Housing Authority law, the City Council declared itself to be The Housing Authority of the City of Oceanside, in order to attempt to correct the following:

- "A. Unsanitary and unsafe, inhabited dwelling accommodations existing in the City of Oceanside.
- B. A shortage of safe and sanitary dwelling accommodations in the City available to persons of low income at rentals they can afford."

In April 1974, the City adopted the Urban Housing Code (1973) edition). In September 1974, authorization was given to vote "yes" on C.P.O Regional Housing Plan. In December 1974, the City submitted a joint application with the county for grants under the Housing and Community Development Act of 1974, requesting assistance for conducting studies in blighted areas and assistance for 230 needy dwelling units as first year goal.

In March and April 1975, the City Council turned its position as Housing Authority over to the County of San Diego Housing Authority. The first action of the County Housing Authority on behalf of Oceanside was the submission of a letter of intent to apply for 1,529 units of housing assistance for the unincorporated areas and six cities (including Oceanside) within its jurisdiction.

A. STANDARDS AND PLANS

The City has at its disposal two regulatory systems for ensuring appropriate standards and plans for housing.

1. The Land Use Element (the primary statement of plans and development standards).
2. The Regulatory Ordinances (containing standards for housing construction).

The Land Use Element of Oceanside's General Plan provides the shape and form of the city's development. It states the location, type and extent of residential development. In addition, the Land Use Element defines the relationship between residential and other land uses (i.e., industrial, commercial and public land uses). Currently the land use map designates large areas on the easterly portions of the City as agricultural and low density residential, while higher density residential as well as industrial and commercial uses lead to and concentrate around Interstate 5. In this manner, the Land Use Element seeks to achieve the centralization of high impact uses and reduction in traffic and pollution while gaining generous green belts on two fronts and open vistas over the ocean and the lagoons on the others.

The regulatory ordinances subject residential developments to certain standards and controls. These are exercised through the administration of specific codes and ordinances, the most important of which are the Uniform Building Code, the Subdivision Ordinance and the Zoning Ordinance. The Uniform Building Code (supplemented by the State Housing Act, the National Electric Code and the Western Plumbing Officials' Code) is designed to provide minimum health and safety standards for the actual

construction. The City of Oceanside has, by reference, adopted the latest in these series of industry-developed codes. Since the main purpose of this code (and its legal basis) is the provision of safe structures, with a reasonable amount of assured light and air, quality of construction and general appearance are not enforceable considerations; buildings, as we have experienced, can be structurally sound and visually offensive. This is not meant as a criticism of these codes; they are accomplishing their legitimate and expected purposes. It is pointed out to stress the fact that such codes are not, and cannot, be aesthetically oriented.

One aspect of the enforcement of these codes that is equally as important as their application to new construction is the active program of upgrading existing structures that is currently being carried out by the Building Department.

The Subdivision Ordinance, in conjunction with the Grading Ordinance, has as its primary purpose the creation of building sites provided with the necessary public improvements to serve these sites. The Oceanside Subdivision Ordinance, as developed in 1956 and modified by subsequent amendments, has proven most effective in accomplishing its basic purpose.

The controls imposed by the Zoning Ordinance on residential construction in Oceanside have been a mixed blessing. They have, on the one hand, conserved the usefulness and preserved the value of much of our current development and have, in some instances, required beneficial design adjustments to proposed projects. On

the other hand, zoning can be criticized for pressing standard tract development into stereotyped and monotonous molds which are shaped by its inherent features of lot-by-lot regulation. Recent amendments to this ordinance have provided the necessary flexibility to promote good design, and there are projects in the city that have benefited from imaginative departures from the usual patterns. The Planned Community Development and Planned Residential Development sections of the ordinance were the first zoning provisions adopted by any Southern California city encouraging the use of these new concepts, and have proven a workable procedure. This is not to say, however, that there is not room for improvement, and the fact that more developers have not taken advantage of this provision seems indicative that some improvements may indeed be needed. The vast amount of research done by FHA on Planned Units has resulted in some excellent standards relating floor area to other features of the site--open space, parking, recreation, etc.--and our ordinance could be improved by incorporating some of these proven features into it.

Some of the most glaring shortcomings of housing developments such as lack of privacy, impermanence of site details, unimaginative landscape treatment, unusability of open space and poor relationship of interior and exterior spaces have been augmented, and in many instances, corrected with the institution of the review procedures of development plans by the Planning and Landscaping Departments.

B. GOVERNMENTAL HOUSING PROGRAMS

Past Programs

Various programs were undertaken in recent years to assist moderate and low income households by providing owner and renter subsidies. Among these programs were Sections 221 d(3), 235 and 236 of the Housing and Urban Development Act of 1968, the Rent Supplement, Section 23 of the 1965 Amendment to the Housing Act of 1937 and Turnkey Programs I, II and III.

Present Programs

The primary financial tool currently being used by government to generate housing assistance is through provisions of the 1974 Housing and Community Development Act. Title I is the Community Block Grant section, under which municipalities may apply for block grants for the purpose of surveying and assessing needs in blighted areas, and for implementing corrective projects. (See previous discussion on Oceanside's application.) Title II incorporates Section 8, which deals with leased housing. Section 8 for existing units provides assistance for low and moderate income families to meet their fair market rent.

C. OTHER IMPLEMENTATION METHODS

Redevelopment

One of the most powerful vehicles for the improvement of housing lies within the broader context of redevelopment of deteriorating portions of a city. Sections 33000 - 33799 of State Code set forth rules and regulations for the implementation of redevelopment plan.

Citizen Participation

Citizen participation in its multitude forms is increasingly becoming an important medium in implementation. At least four such groups exist in Oceanside: Oceanside Beautification Committee, Downtown Revitalization Committee, the Downtown Redevelopment Project Area Committee and the Senior Citizens' Commission.

REVIEW AND UPDATE

Review and update are necessary in order to keep abreast of unexpected fluctuations.

1. Any new pertinent housing data should be incorporated in this element as soon as it is available.
2. The Building Department is responsible for maintaining a log of new building permits, demolition permits, inspection and other services. This department is the central source of housing data relating to construction, demolition and rehabilitation.
3. Annual Citizen Review - Biennial Update. The citizen advisers that helped prepare the goals and programs should review on an annual basis the progress toward achieving the objectives, easing of obstacles and select alternatives if necessary. In addition, a two-year printed update to document changes and progress and reflect new plans is necessary. This function is performed, not only by the planning body, but by those affected by the resulting programs.

4. State Department of Housing and Community Development Comment on Housing Element and Update. State law recommends that the draft and final Housing Element, as adopted, be sent to the Department of Housing and Community Development for review and comment to insure compliance with the mandate contained in the law, and to further allow integration of the data into the State Housing Element as an ongoing function of the department.

The biennial update will be reviewed by the State Department of Housing and Community Development to determine progress toward achieving the objectives in the housing plan and, in addition, determine areas of needed legislation and provide a continuing source of housing information for the State.

CHAPTER 5

Environmental Impact Report on the Population & Housing Element

Introduction

The purpose of this Environmental Impact Report is to identify the impacts of the proposed project on the environment, including the population and housing element. The project is a proposed development of a new housing unit, which is located in a residential area. The project is a proposed development of a new housing unit, which is located in a residential area. The project is a proposed development of a new housing unit, which is located in a residential area.

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CHAPTER 5

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Environmental Impact Report on the Population & Housing Element

INTRODUCTION

The purpose of this Environmental Impact Report is to discuss the impacts the Population and Housing Element may have upon the City. The Population and Housing Element covers the entire City of Oceanside and is designed to be adaptable to those areas of our adopted Sphere of Influence as annexation becomes a reality.

Because of natural climatic conditions and many other amenities, the northern part of San Diego County is experiencing a fast increase in population. This is especially true in Oceanside, particularly the demand for adult only communities.

Persons reviewing this draft Environmental Impact Report should keep in mind that the material herein provided is, according to State law, informational in nature. Furthermore, the information presented is of a very general nature. As more definitive plans for housing develop, it will be necessary to study in more detail, through individual environmental impact reports, the impacts associated with development of housing.

DESCRIPTION OF PROJECT

The Population and Housing Element overall goal is to ensure the provisions of decent, healthy and safe housing for all. The Element has recognized the need to provide housing for people of all social and economic life styles.

Special consideration has been given to providing adequate sites, minimizing negative impact on the environment, integrating development with proper circulation, respecting open and recreation spaces, providing public facilities and ensuring public services.

The objectives of the Population and Housing Element can be summarized as follows:

1. Maintain statistical data on the changing population to provide for orderly growth and development.
2. To monitor trends and policies of residential development.
3. To determine the problems the housing industry is facing in its efforts to produce a sufficient number and range of new dwelling units to meet needs and to offer solutions to some of these problems.
4. To provide, through regulations and incentives, guidance in the qualitative improvement of site planning to promote the concept of visual attractiveness as well as land use efficiency.

For the purpose of improving housing conditions and providing adequate housing sites, the City of Oceanside will encourage and enforce the following policies:

Improving Housing Conditions

- A. Establish and Maintain Uniform Minimum Standards for Housing
 1. Eliminate blight and prevent deterioration within existing

neighborhoods throughout the City.

2. Provide inspection services for rental housing on a regular basis in older neighborhoods to insure Code compliance.
 3. Maintain the Uniform Building Code (structural, electrical, mechanical) as current as possible.
 4. Update and enforce zoning and subdivision ordinances to reflect current design and construction practices.
 5. Permit and encourage innovative design not only by cluster and planned residential and planned community development but by more flexible use of the standard zoning ordinances in residential zones.
- B. Support Local, State and Federal Actions Designed to Improve Community Housing
1. Support state legislation which would ultimately shift the burden of services from the property tax to more equitable sources of taxing.
 2. Support local ordinance changes which would allow the use of urban redevelopment.
- C. Actively Participate in a Region-Wide Housing Plan and Housing Authority
- D. Collect and Promulgate Necessary Data Relating to Housing
1. Review housing, industrial and labor policies; materials costs; land use and building code regulations; technological

innovations; land costs; and financing practices in order to seek methods of lowering overall construction costs and thereby make available new residential units to a large segment of the market.

Providing Adequate Sites

A. Protect and Enhance the Residential Neighborhood and Community Environment

1. Restrict as appropriate housing development in all areas designated as open space.
2. Encourage residential development appropriate to the terrain in order to keep grading to a minimum.
3. Assure adequate usable open space, landscaping and facilities standards in all new developments, particularly higher density condominiums or planned residential developments.
4. Efficiently utilize residentially designated vacant lands.
5. Minimize urban sprawl.

B. Supply an Inventory of Future Sites

1. Assure conformance with natural amenities of each site.
2. Conform with all Elements of the General Plan.
3. Insure adequate provision of services to and from the sites.

ENVIRONMENTAL SETTING

Oceanside, as it relates to the rest of San Diego County, can best be described as being a semi-urbanized area with some specialized agricultural areas. The topography consists of rolling hills and natural canyons typical of coastal areas. Much of the soil types found in Oceanside will require special engineering considerations in the design of future housing developments.

Generally, the western one-third of Oceanside is the most highly urbanized. Several projects within the eastern two-thirds of Oceanside have received approval for development or approval of a master plan. Generally speaking, as one goes further east, the density permitted by the Land Use Element becomes less.

Housing in Oceanside in the past has been dominated by the housing needs of Camp Pendleton. As more and more housing is provided on Camp Pendleton, the dependency on Oceanside for housing is decreasing. Oceanside can also be described as a bedroom community serving the housing needs of other North County cities.

Oceanside is actively seeking new light industrial development in order to provide a stronger tax base. It is anticipated that Oceanside will provide the bulk of the housing needs for future industrial developments within its City limits.

IMPACT OF THE PROPOSED ACTION

Impacts may be beneficial, adverse or problematical. Beneficial environmental impacts are those that directly or indirectly improve man's environment. Those events that directly or indirectly

degrade man's environment are adverse. Problematical environmental impacts are events that lack a definite cause-and-effect relationship or lack a clearly defined impact. Quite commonly, an event can have both beneficial and adverse impacts. In assessing impacts of any proposed change to the existing environment, it is important to realize that some activities may have short-term impacts which are forgotten or diminished in importance over a long period of time. Other activities may have less initial impact and yet produce significant long-range effects. The proposed Population and Housing Element can best be described as having more of a long-term effect since no immediate physical change will occur with the adoption of this Plan. Following is an evaluation of the environmental impacts which may result from the proposed Population and Housing Element. Since the proposed Element is general in nature, the discussion on impacts must also be very general. As new housing is proposed and detailed information becomes available, the environmental impacts can be discussed in more specific terms through subsequent Environmental Impact Reports.

1. Impact on Wildlife Systems

As housing is developed in those areas indicated on the Land Use Element, the wildlife system will be disrupted. The magnitude of this impact is difficult to assess. In the past three years, the City has processed numerous environmental impact reports for projects located in basically all areas and no rare or endangered wildlife species have been identified. As new housing does take place, additional wildlife adaptable to urban areas will replace those that rely upon rural areas for survival.

2. Impact on Traffic

With the full implementation of the Population and Housing Element, the Circulation Element will be implemented simultaneously. If the growth rate remains at 7 percent annually, this would add approximately 4,000 people in 1,400 dwelling units per year. With the heavy dependence on private automobiles, traffic congestion can be expected at various locations within the City.

Traffic improvement may be seen with the maturing of a mass transit system in the North County area. As the operational expense of the private auto increases, new movement systems will evolve thus influencing land use patterns.

3. Noise Impact

Considerable increase in noise pollution will occur with the increase in the use of existing and new streets. Short-term noise impact will occur during construction of new dwelling units. The noise impact will be affected by indirect sources such as new employment areas, additional schools and population concentration.

4. Impacts on Schools

With the increase in population and housing, there will be an additional need to provide schools. Since there are five different school districts located within the City limits, the burden of additional schools will be spread between several school districts.

5. Economic Impact

If a proper balance between residential and commercial-industrial.

developments can be achieved, the economic impact should be beneficial. However, if the current trend of a medium and low income "bedroom community" continues, the economic impact in the long term may be adverse. In the short term, the economic impact, especially to the construction industry, will be beneficial.

6. Population-Density Impact

Housing type and subsequent population density will fall into one of the four residential categories indicated in the Land Use Element. By far, the majority of the new residential units will fall between the 0-7 dwelling units per acre.

With the availability of more land for residential uses, the population and density will rise accordingly. The increase in population will cause an increase in demand for City services such as police and fire protection, water and sewer facilities, and other governmental activities.

7. Water

The proposed Population and Housing Element as it is being implemented will require additional water facilities. An updated Master Water Plan for the City of Oceanside has recently been completed. The Master Water Plan was prepared in close conjunction with the Land Use Element. Further improvements will be in accordance with the Master Water Plan.

8. Scenic Quality

As land is converted from nonurban use to urban uses, the scenic

quality will be affected. Hopefully, the change will be beneficial. The Zoning Ordinance, which is the primary tool in implementing scenic quality, is designed to encourage aesthetically pleasing developments. The Population and Housing Element has encouraged the use of cluster design homes which is intended to improve the scenic quality of an area.

9. Public Services

As more population and housing units are added, the need to provide additional public services will increase. If a diversified tax base is not maintained, the effects could be adverse. Proper implementation of other General Plan elements will also help ensure the orderly growth of public services without adverse impact.

ADVERSE EFFECTS THAT CANNOT BE AVOIDED

1. Increase in Demand for City Services

As the Population and Housing Element is implemented, there will be an increase in demand for City services such as fire and police protection, water and sewer facilities and additional recreational facilities.

The impact of providing these services and others will be lessened if a tax base not so directly related to residential structures is established.

2. Increase in Pollutants

With the increase in population, pollutants from many sources will increase proportionately. The increase in pollution will take

its toll on plants, animals and humans that reside within the area. .

3. Increases in Energy Consumption

4. Increase Demands for School Facilities

As the City grows larger, the need for additional schools will increase. The school districts rely heavily upon tax dollars to operate. With a stronger tax base, the school districts will receive additional revenues.

5. Aesthetically Valuable Areas

Oceanside is fortunate to have within its boundaries several aesthetically valuable areas such as Morro Hills, Mission San Luis Rey and the Buena Vista Lagoon. The proposed plan, in conjunction with other elements, will commit some of the surrounding land to housing units. The continued use of agricultural and scenic park zones and the use of cluster developments will help preserve the aesthetic value of these areas.

MITIGATION MEASURES

1. Wildlife Systems

The wildlife habitat can be protected by the use of cluster development in those areas requiring cluster development by the Land Use Element. Much of the vacant land has the clustering requirement.

2. Traffic

Traffic congestion will be mitigated to some degree by the

concurrent implementation of the Circulation Element. As each development is proposed, the circulation system of the surrounding streets will be studied to ensure maximum traffic safety and comfort. The North County Transit District will make available alternative transportation methods which will further reduce traffic congestion.

3. Schools

The Subdivision Map Act has provisions in which land is made available for new schools. The City of Oceanside will utilize this provision whenever possible. The Education and Recreation Facilities Element provides for joint construction and use of parks and schools to reduce costs. The Element also establishes annual review procedures to ensure timely provision of new facilities.

4. Population

The increase in population can be mitigated by allowing development at a rate not to exceed the availability of required public services. It may also be possible to establish maximum growth limits depending primarily on the ability of government agencies providing the needed services.

5. Energy

The implementation of this Element will impact the use of energy resources. The amount of energy needed to provide homes and jobs for the holding capacity of approximately 250,000 people will be considerable. As technology advances in the field of energy consumption, there should be less of a demand on the conventional fuel energy source. These new methods will be incorporated into

the developments as they are proposed. Meanwhile, efforts should be put forward on a regional basis, encouraging and favoring those who participate in energy conservation practices.

ALTERNATIVES

The alternatives to the proposed Population and Housing Element are limited. Since the Population and Housing Element was developed in conjunction with the Land Use Element, any alternatives would mean amending the Land Use Element at the same time.

The no-project alternative is impossible since State law mandates that all cities and counties prepare a Housing Element.

The major impact this plan will have is the demand for increased public services. An alternative to reduce these impacts would be to adopt an ordinance limiting the number of dwelling units per year, similar to the City of Petaluma, California. Because the legality is not certain at this time, this alternative is not recommended.

IRREVERSIBLE ENVIRONMENTAL CHANGES

By itself, the Population and Housing Element and its recommended action will cause no irreversible environmental change. The Population and Housing Element as it is implemented will result in the following irreversible environmental changes:

1. Semi-permanent commitment of existing unused or vacant land to some form of residential development.
2. Physical alteration of the land to achieve the forms of urbanization as indicated by the Population and Housing Element.

3. Removal of portions of the existing biological cover to accommodate the development of land into the various residential categories.
4. Alteration of the human environment as a consequence of the development process.
5. Increase requirements for public services by future residents.
6. Additional automobile traffic, thus the use of fuel and other energy sources.
7. Commitments of resources in the form of manpower, materials and energy used in the construction of future development.

RELATIONSHIP BETWEEN SHORT-TERM USES AND
LONG-TERM PRODUCTIVITY OF THE ENVIRONMENT

The proposed Population and Housing Element as it is implemented under the various residential categories will result in disruptive environmental effects; however, these will generally be temporary and largely mitigated as indicated in earlier discussions.

The long-term effect of the Population and Housing Element and subsequent development will be the gradual conversion of basically vacant land into various urbanized land uses. Together with this process the physical, biological and human environmental characteristics will be impacted as described in the Environmental Impact section.

The proposed residential categories committing these lands to long-term use will not detract from their long-term productivity.

The proposed Population and Housing Element is justified at this time because of the upgrading of essentially unused and vacant land and the benefits provided economically to the City by the revenues that will be eventually generated.

GROWTH INDUCEMENT

The proposed Population and Housing Element will not directly be growth inducing. In the long range, there would be no growth impact in that the total population capacity remains the same. The Population and Housing Element goals and objectives apply to growth only as development occurs. In themselves, they do not attract growth, but instead, condition the quality and market for this growth.

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